Town of Arlington, MA
Redevelopment Board

Agenda & Meeting Notice
January 12, 2026

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, January 12, 2026, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, January 12, 2026, at 10:00 am. Please note that all times are estimates; individual agenda items may occur earlier or later than the time noted.

The Arlington Redevelopment Board will meet Monday, January 12, 2026 at 7:00 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Organizational Meeting

7:00 pm Per the Rules and Regulations of the Redevelopment Board, the first Board meeting in January shall begin as an organizational meeting. At that time, the Board shall elect a Chairperson and a Vice Chairperson.

2. Review Meeting Minutes

7:10 pm The Board will review and vote to approve the meeting minutes from December 15, 2025.

3. Discussion of 1306-1308 Massachusetts Ave

7:15 pm Discussion of Farina Roofing's boarded-up windows

4. Public Hearing: Docket 3862, 126 Broadway

7:30 pm Site Plan Review hearing (continued from November 17)
The application will be withdrawn.

5. Public Hearing: Docket 3867, 9-11 Robbins Rd

7:35 pm Site Plan Review hearing (continued from December 1)

6. Public Hearing: Docket 3881, 259 Broadway

8:20 pm Site Plan Review hearing

7. Discussion of Potential Warrant Articles for 2026 Annual Town Meeting

9:05 pm

8. Open Forum

10:35 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made, the night of the presentation. There is a three-minute time limit to present a concern or request.

9. New Business

10:50 pm

10. Adjourn

11:00 pm

11. Correspondence

126 Broadway:

- J. Cullinane, 11/17/25
- R. Peterson, 11/17/25
- M. Popova, 11/17/25
- J. Cullinane, 11/20/25
- C. Valentine, 11/20/25

Affordable Housing Overlay District:

- M. Marx, 12/12/25
- L. Englisher, 12/22/25

Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:10 pm The Board will review and vote to approve the meeting minutes from December 15, 2025.

ATTACHMENTS:

	Type	File Name	Description
🗋	Meeting Minute (draft)	12152025_DRAFT_Minutes_Redevelopment_Board.pdf	12152025 DRAFT Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, December 15,2025, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

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The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 –** Review Meeting Minutes.

November 17, 2025 – The Board members made no changes to the minutes. The Chair requested a motion to approve the minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

December 1, 2025 – The Board members made no changes to the minutes. The Chair requested a motion to approve the minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 –** Discussion of 1306-1308 Massachusetts Ave.

Ms. Ricker referred the Board to a memo from Economic Developer Coordinator Katie Luczai. It explained that work has commenced on the project approved by the Board in August 2023, but has since stopped. Ms. Luczai has been in contact with the property owner about the windows that were removed as part of the initial phase of construction, and which are currently covered in plywood. The owner is interested in solutions that do not involve re-installing the windows, instead potentially painting the plywood or using another material.

The property owner was not present. Ms. Ricker said that they were advised several times that they needed to attend.

Mr. Lau said that he would like to know the cause of the delay. He said that he would like them to install some sort of lighting, possibly temporary, because it is very dark at night with no light coming out of the windows, as with other businesses. He would like to see lights on timers that come on at dusk and go off later at night, once all the businesses have closed. He would like the plywood to be painted so that it does not give the appearance of a condemned building.

The Chair said that she does not think that the plywood is an acceptable solution, and she would like to see the windows reinstalled. She does not think that there is any good reason for the owner having taken out the windows and then left them boarded up for so long.

Ms. Korman-Houston said that she would like to know if they intend to restart work in the foreseeable future, as that would affect her approach to the windows. She would be willing to accept the plywood if they would be willing to beautify it in some way, perhaps engaging with a high school art class to paint a mural. She would want the Board to impose a time requirement for when the windows would have to be installed.

Mr. Benson asked which Town department has the authority to enforce the vacant storefront penalties. Ms. Ricker replied that Ms. Luczai collects those fees. Mr. Benson said that unless the Board reopens the special permit, they cannot require the property owner to do anything. He does not know if it would be better to have the windows reinstalled or have the plywood painted.

Mr. Revilak noted that Ms. Luczai's memo suggested involving the Public Art Curator for the Arlington Commission for Arts and Culture (ACAC) if the plywood is to be painted. He asked if ACAC has been contacted. Ms. Ricker said that they will be contacted if the Board decides to approve painting as a temporary solution. The Public Art Curator has been very

interested in work in Arlington Heights, and she would most likely be willing to take this project on at the owner's expense. Mr. Lau noted that it may be impossible to paint the plywood in cold weather. Ms. Korman-Houston noted that the owner could provide plywood to ACAC to be painted elsewhere and then installed.

Mr. Revilak said that he likes Mr. Lau's suggestion of installing lights. He also thinks that if the Board moves forward with the option of having the plywood painted, the owner should still be charged the vacant storefront fee, and they should be given a deadline to install the windows, at which point the Board would reopen the special permit if the windows were not installed.

The Chair asked if the building permit has expired, and Ms. Ricker confirmed that it has. She noted that the special permit will expire in August 2028. The Chair noted that the Board has already approved a special permit, and she does not think that it needs to be reopened in order to require that they not leave a partially demolished structure in place, having a negative impact on the Town.

Mr. Lau proposed a requirement that the plywood be covered with paint or a wrap in the next two weeks, and that the owner return to the Board at their next meeting, with a clear plan for installing the complete storefront. The Chair said that she does not think a wrap is appropriate, because in cold and windy weather, it can become torn.

Mr. Benson noted that if the Board requires them to install windows, but they do not continue work on the interior, they will paper over the windows, which he does not see as a better solution than painted plywood. If they are not prepared to move forward with the project, there may not be a good solution. He agreed that they should attend the meeting on January 12, 2026, with a plan for moving forward, with specific dates. He also thinks that they should be fined on a daily basis until this is resolved. The Chair suggested that the fines be retroactive.

Mr. Lau reiterated that the owner should be required to install lighting as well as deal with the windows. The Chair said she would not be in favor of that, because it is not typically required of businesses that do not have lighting incorporated into their storefront. Mr. Benson said that he would also not be in favor of requiring lighting, because it is not connected to the windows.

The Chair asked Ms. Ricker to ensure that the property owner is being fined. She also asked her to communicate with the owners that they must attend the January 12, 2026, meeting, before which they must paint the plywood; at the meeting, they must present a timeline for installing the storefront so that it is complete within the next 60-90 days. If they are not able to do so, the Board will reopen the special permit.

The Chair moved to **Agenda Item 3 –** Public Hearing: Docket 3869, 1513-1515 and 1517-1519 Massachusetts Ave.

Ms. Ricker explained that this hearing is continued from November 10, 2025, and the applicant has submitted updated materials and has provided responses to Board comments and questions from that meeting.

The applicant was represented by attorney Matt Eckel and owners Ilya Zvenigorodskiy and Gene Bernshtein from IG Investments. Mr. Eckel said that the first floor was redesigned to create a larger commercial space, which is now over 800 square feet, with a 15-foot floor-to-ceiling height. They have also added signage to make the entrances to the different spaces clearer. They have also added a four-foot barrier at the rear of the parking area, both for safety and to minimize light pollution onto the bikeway. They have added design updates including horizontal bands and new ground floor material. They have redesigned the parking area to include three compact spaces, which the Board can grant via special permit. The updated drawings of the garage indicate the locations of columns.

Mr. Revilak noted that the applicant could request relief from the requirement for a 24-foot drive aisle in the garage; if the drive aisle were reduced to 20 feet, the rear wall of the commercial space could be moved, adding about 170 square feet to the commercial space.

Mr. Benson noted that full-size parking spaces are required to be 8.5 feet wide, but the proposed spaces are all 9 feet wide. If they reduced the width of those spaces, they could create a little more space in the garage.

Mr. Benson noted that the proposed driveway entering the garage is only 12 feet wide, but according to Section 6.1.11.C.(3), it is required to be 24 feet wide to accommodate two-way traffic. If one car is pulling in while another is pulling out, one car might be forced to back out onto Mass Ave, which would be unsafe.

Ms. Korman-Houston asked if the applicant has spoken with the Department of Public Works (DPW) about putting short-term bicycle parking in the public way, as they have proposed. Mr. Eckel replied that they have not. Ms. Korman-Houston said that she believes that DPW will have to approve the use of the public way.

Both Ms. Korman-Houston and Mr. Lau supported Mr. Revilak's idea of requesting relief to narrow the drive aisle in the garage in order to gain more square footage for the commercial space.

Mr. Lau noted that the drawings do not show the stairs going into the driveway, and he recommended showing the stairs beyond the landing with dashed lines, so that it is clearly a turning space, showing that the driveway is not quite as tight as would appear from the drawings. However, even if the driveway is wider than is clear from the drawings, he agreed with Mr. Benson that it is still quite narrow for two-way traffic.

Mr. Lau said that the rear elevation shows symmetrical massing, with the roof lines within the massing of building. On the front façade, however, the roof lines do not fall within the massing, and the windows are directly underneath the edge of the middle roof, which he thinks looks wrong. Mr. Bernshtein said that the location of the windows has to do with the interior layout. Moving the windows to align with the rooflines requires redoing the interior layout in ways that make the units oddly shaped. Mr. Lau said that he would like to see the roof lines either be moved so that they line up better, or the upper story moved back so that it's not as visible from the front.

Mr. Lau said that he is also concerned with the location of the transformer. A transformer inside the building is required to have ventilation, which is not shown on the design. Mr. Zvenigorodskiy said that they have followed the specifications that they received from their mechanical engineer. He noted that it is not located underground, but on the first floor of the building, which has 15-foot ceilings. It is possible that Eversource will be able to locate a transformer outside, but the mechanical engineer has advised them to create a space for it in the building because that is generally required for buildings this size. Once they have applied for building and utility permits, they can add venting if required to do so by Eversource, but information about exactly what will be required is not currently available. Mr. Lau expressed concern that meeting Eversource's requirements for the transformer room will significantly change the exterior appearance of the prominent first-floor corner of the building. If that happens, he would like the applicant to return to the Board with their new design. His suggestion would be to switch the bicycle room and the transformer room. Doing so would provide easy access to bicycles from the front or side of the building, and the transformer would then be in the back corner, next to the open parking area. The transformer room could be left open as well, and it would not be as visible from the street. He does not like the idea of adding significant venting or louvering to the front corner, if Eversource ultimately requires that. Mr. Zvenigorodskiy said that they are required to have it in the front of the building so that the utility will have access to it. Mr. Bernshtein said that they would prefer to have it in the back, but the civil engineer told them that it needed to be in the front. He said that he will call them again and share Mr. Lau's concerns. Mr. Lau said that he does not think that it will be more difficult to get it into the rear corner than the front corner. He is unwilling to approve the project with so much uncertainty about the appearance of the front.

The Chair asked what the first-floor front façade material is. Mr. Zvenigorodskiy said that it is the same material they presented at the last hearing, architectural Hardy panel boards in sand texture, to be painted dark gray.

The Chair said that she likes the rear elevation, but she agreed with Mr. Lau about the front roof line. She thinks it would be possible to break the building down vertically, as it is in the rear. That may also help with some of the heaviness at the base. She asked if the storefront windows are intended to be clear; Mr. Bernshtein confirmed that they are. She likes the changes they made to the storefront itself, which now looks more like a commercial space, but she suggested using some of the materials from the upper stories or a precast material in place of the large square panels to make the first floor less heavy.

The Chair said that on the front and rear, the windows and framing appear to protrude slightly from the façade, which gives the facade dimension and shadow. On the side renderings, it appears that are recessed rather than protruding. She would like confirmation of whether that is accurate, and if so, what the dimensions are.

The Chair opened the floor to public comment. Seeing no one who wished to speak, the Chair closed public comment.

The Chair asked the Board members to consider the issue Mr. Benson raised earlier, regarding the driveway width as required by Section 6.1.11.C.(3). Mr. Revilak noted that an 11-foot road is considered a highway, while residential roads

can have 9-foot lanes. The traffic going in and out of the garage will be extremely limited, so he thinks that allowing a reduction from the 24-foot requirement is reasonable. Ms. Korman-Houston agreed with Mr. Benson's earlier concern about a vehicle needing to back out onto Mass Ave. She suggested the installation of an Entry/Exit indicator. The Chair said that her reading of the bylaw is that a 24-foot-wide driveway is not required if the drive aisle is 24 feet, but she agreed with Ms. Korman-Houston that an indicator would be appropriate. Mr. Lau agreed. Mr. Benson said that Section 6.1.11.C.(3) has two parts, which differentiate between two-way and one-way traffic. The section regarding two-way traffic applies in this case, and it says that the driveway must be 24 feet wide. He agrees with Mr. Revilak that the Board can approve a reduction, but he would not go below 20 feet. He does not think that an Entry/Exit indicator on a 12-foot-wide driveway meets the requirements of the bylaw. The Chair noted that as four members of the Board are okay with a 12-foot-wide driveway with an Entry/Exit indicator, the applicant will not be required to change it, although they should note Mr. Benson's objection.

The Chair asked the Board to consider the suggestion Mr. Revilak made earlier, to reduce the width of the drive aisle in the garage to 20 feet, in order to move the rear wall of the commercial space back and provide additional commercial square footage. Mr. Eckel said that they would be willing to consider doing so, but they would need to consider whether spaces 6 and 7, which are at a 90-degree angle from each other, would both still allow appropriate access with the drive aisle reduced. Mr. Lau said that he would prefer a 22-foot drive aisle. He would also like a requirement that tenants cannot store things in front of the cars, which would push the car further out into the drive aisle. Ms. Korman-Houston said that narrowing the drive aisle between 2 and 4 feet makes sense. Mr. Benson expressed concern that some vehicles are very large, and it is impossible to know what types and sizes of vehicles will be parking in this garage and how much space they will need. He did, however, support a reduction of the drive aisle from 24 feet to 22 feet. He suggested bringing a warrant article to 2026 Town Meeting to reduce the Zoning Bylaw requirement to 22 feet.

The Chair asked the other Board members if they were willing to allow three compact spaces. All Board members agreed.

Mr. Lau suggested making the residential entrance shallower, so that that recess is not so dark. Mr. Eckel said that the entrance door was set so far back because the transformer room to the right needed exterior doors as well, so they also open into the recessed area. He said that they would look at whether it would be possible to move the residential doors forward slightly.

The Chair summarized issues for the applicant to address:

- Add exit/entry indicators at both ends of the driveway.
- Reduce the drive aisle within the garage to 22 feet and expand the commercial space.
- Address the massing and rooflines of the front façade, as well as the heavy first-floor material.
- Contact the civil engineer and determine if it is possible to move the transformer room to the back, or at least to get confirmation about what type of venting will be required.

The Chair asked for a motion to continue Docket 3869, 1513-1515 and 1517-1519 Massachusetts Ave, to January 26, 2026. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 4 –** Public Hearing: Docket 3866 18 Grafton St.

Ms. Ricker explained that this hearing is continued from November 10, 2025.

In response to comments from the Board at the previous hearing, the applicant has amended their initial proposal and now proposes to demolish the existing single-family residence to construct a new multi-family building with one 3-bedroom unit and four 1-bedroom units. The applicant also proposes a driveway with three vehicle parking spaces, which could be reduced to two spaces if needed to accommodate an ADA access aisle, and a storage shed with parking for ten bicycles.

The applicant was represented by architect Lucas Carbia, and developers Albert Azatyants and Stephan Bilharz. Mr. Carbia explained that the proposed number of units was reduced from six to five. The requirement for an accessible unit on the first floor made it impossible to have more than one unit on the first floor. They have also addressed the issues raised by the Board at the November 10 meeting, such as snow and trash removal, bicycle parking locations, and

window well locations. The building is now located entirely within the setbacks. They have changed the design from a mansard roof to having the third floor be the same layout as the second floor, leading to something closer to a triple-decker style. They intend to use the same materials and colors as they previously proposed – composite siding in red and cream. They have added bands of octagonal siding.

Mr. Lau said that he liked the previous design and was sorry that they could not approve it due to the setbacks. But thinks they have done a good job updating it, and it is still an attractive building that fits well in the neighborhood. He noted that parking spaces cannot be in the front-yard setback, but the space they have proposed is slightly within the setback. If they push the space back slightly into the snow storage area, it will be in compliance.

Mr. Lau asked if they intend to use Town trash and recycling service or hire a private contractor. Mr. Azatyants said that five units would require 10 Town trash and recycling barrels, which is probably too many to place on the street, so they will likely contract with a private trash service.

Mr. Lau said that he would like to see three parking spaces for the five units. Mr. Azatyants said that the current configuration allows for three parking spaces, with the potential to go down to two spaces if a resident needs an accessible space. Mr. Lau said that he would like to see that shown on the plan.

Mr. Lau said that he assumed that the ramp shown on the plans would be built only if necessary for a resident who needs it for access to the first-floor accessible unit. He would like the plans to indicate that there is space for the ramp, but it may not be built.

Ms. Korman-Houston noted that the landscape plan says that they will defer to the abutter on the eastern side of the property as to whether the screening between the properties will be trees or a fence. She said that the Board needs clarity about what will be used.

Mr. Benson said that he would also like to see a drawing showing all possible parking spaces with dimensions. The revised dimensional and parking information sheet only indicates one parking space, so that does not match what they say they are proposing.

Mr. Benson asked the size of the rear patio and its distance from the back fence. Mr. Carbia said that the patio is 10 feet deep and between 17 and 20 feet wide, and it is 10 feet from the back fence.

Mr. Benson said that Section 6.1.10.a.(1)e) requires a vegetated buffer, but the Board can alter that by Special Permit. The proposal is a grass strip and a fence.

Mr. Revilak agreed that the proposal is an attractive triple-decker. He noted that in order to provide fewer than one parking space per unit, the applicant is required to submit a Transportation Demand Management (TDM) plan. Mr. Azatyants said that they do have a TDM plan, which they intended to submit with the rest of their materials, but it was left out due to an oversight. Mr. Carbia said that they intend to provide bicycle parking and storage, with e-bike charging infrastructure, and the project is 0.1 miles from the 77 bus and 1 mile from Alewife T station. Mr. Revilak noted that excess long-term bicycle parking can count as a TDM measure. Eight long-term spaces are required, and the application proposes ten, so the Board would have to decide if two additional spaces is enough to count as a TDM measure.

Mr. Benson noted that they only need two TDM methods because they have fewer than 10 units, so EV charging and proximity to the 77 bus line are sufficient.

Mr. Azatyants asked if the overnight parking permit program will factor into the Board's decision to allow a parking reduction. The Chair replied that although that is available, it is not a TDM measure. Individual residents need to apply for it, and only two spaces are available per multi-family building.

Mr. Benson asked what the plans are for the existing shed. Mr. Azatyants replied that they intend to use the existing shed for bicycle parking, reducing it in size by demolishing the front wall and portions of the side walls. But the rear wall and most of the side walls will remain standing, and only one new wall will be built. Mr. Benson said that should be a condition of the decision.

The Chair opened the floor for public comment. Seeing no one who wished to speak, the Board closed the floor.

The Chair summarized the issues for the applicant to address:

- Move the front parking space so that it is behind the front setback.
- Revise the plans to clearly show three parking spaces, with dimensions.
- Submit a written TDM plan.
- Indicate that the ramp will be added only if needed by a resident.
- Determine whether the eastern side of the property will have a fence or trees.
- The Board would need to provide relief for the vegetated buffer required by the bylaw.

The Board members agreed that the issues could be addressed administratively by DPCD staff.

The Chair asked for a motion to approve Docket 3866, 18 Grafton Street, with the following special conditions: that the parking plan be provided to DPCD for administrative approval to confirm that the three parking spaces meet the dimensional requirements of the zoning bylaw, including that the foremost parking space is entirely behind the front setback; that a written TDM plan be provided to DPCD, including e-bike charging within the bicycle parking structure and confirmation of the proximity to the 77 bus line; that the ramp as shown in the site plan will be added only if necessary based on the requirements of a resident; that three of the four walls of the existing structure of the garage be retained to be used as part of a bicycle parking structure; and that a 1-foot grass buffer and 6-foot fence be allowed between the parking area and the abutting property in lieu of a vegetated buffer. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 5 –** Public Hearing: Docket 3879, 26 Dudley St.

Ms. Ricker explained that the applicant proposes to redevelop the property as an approximately 13,500-square-foot mixed-use building with office, light industrial, and storage, in the Industrial District. Mixed-use is allowed in the Industrial District by Special Permit. The Applicant is requesting to change, extend, or alter the pre-existing, non-conforming structure in use on the property per Section 8.1.1.A of the Zoning Bylaw. The Applicant proposes to demolish a deteriorated garage/storage shed in the rear yard and expand a three-story commercial and industrial building by adding new amenities such as an elevator, and a single-story warehouse addition to the right side and rear of the building. Both structures have pre-existing non-conformities, and the applicant proposes to construct the addition to the building using the pre-existing non-conforming rear and right-side yard setbacks of the shed. The applicant has requested that the hearing be continued to a later date, after they have had an opportunity to speak with Mike Ciampa, Director of the Inspectional Services Department (ISD). Ms. Ricker recommended continuing the hearing to February 9, 2026.

Mr. Revilak noted that the applicant submitted a thorough Impact Statement. Their position seems to be that they are not proposing an addition of over 50% of the existing footprint because they are counting the existing shed as part of the footprint. He is not sure if he agrees with that interpretation. He noted that the Board does have the ability to alter yard setbacks due to site-specific conditions, and this is an odd-shaped lot.

Mr. Benson said that he could not understand how the applicant intends to change the façade of the current building. The front and side currently have large garage-style doors, and it is not clear if those are to be changed. He also noted that the application does not indicate how the applicant calculated Gross Floor Area (GFA) or Floor Area Ratio (FAR). They are requesting a parking reduction from 20 to 13 spaces, but they did not provide a TDM plan. They also requested a reduction in solar but did not provide the required information about why the reduction is necessary. They provided very little information about the proposed addition. He thinks that the footprint of the addition is large enough for the project to be subject to the requirements in Section 5.6.2.D, Development Standards.

Ms. Korman-Houston noted that the applicant has also applied to the Conservation Commission because of the property's location abutting Mill Brook, and she would like to know the Commission's decision.

Mr. Lau said that if they completely demolish the rear shed, which appears to be the plan, he does not think that they can apply the pre-existing non-conforming setbacks of the shed to the primary building. A non-conformity can be extended if it is being renovated and expanded, but it cannot be reapplied from a demolished building to new construction on the site.

The Chair said that her reading is that the addition is over the 50% threshold, given that they are demolishing the shed. She is interested to hear Mr. Ciampa's interpretation of the applicant's intention to demolish the shed while applying its existing non-conformities to the rest of the project. Mr. Benson noted that the bylaw says that a project cannot create a greater non-conformity, but this proposal would create a much greater non-conformity than currently exists on the site.

The Chair asked for a motion to continue Docket 3879, 26 Dudley St, to February 9, 2026. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

Because the meeting was ahead of schedule and the representatives of 455 Mass Ave for Docket 3673 were not yet in attendance, the Chair moved to **Agenda Item 8 –** New Business.

Ms. Ricker said the Mirak Hyundai/Chevrolet site, a property of 7 acres between Mass Ave and Mill Brook, is being transferred to McGovern Auto. The majority of the site is currently zoned as Industrial, and the Board should consider whether it would like to rezone any of the property. Mr. Lau said that his understanding is that the license was transferred, meaning that the new owner is likely to want to continue to operate an automobile dealership. Mr. Benson noted that an email communication received by the Board said that in the near future, both dealerships would be vacating Arlington, so it is unclear what the new owner intends to do with the property. The Chair asked that DPCD staff try to contact the new owner and get more information about their intentions.

Mr. Revilak noted that Cambridge has produced a planning document re-envisioning Mass Ave from Harvard Square through Alewife Brook Parkway. It focuses on ground floor activation and ways to expand the public realm in areas with narrower sidewalks. The document includes an initial proposal for zoning amendments, which could be relevant to Arlington's ideas for rezoning the Heights and/or East Arlington.

The Chair moved to **Agenda Item 7 –** Open Forum.

The Chair opened the floor. Seeing no one who wished to speak, the Chair closed the floor.

The Chair asked for a motion to take a recess until the representatives of 455 Mass Ave arrive. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

After the recess, the Chair re-called the meeting to order and moved to **Agenda Item 6 –** Public Hearing: Reopening of Docket 3673, 455 Massachusetts Ave.

The special permit holder was represented by attorney Corinne Doherty, representing 2-14 Medford St LLC, project manager John Murphy, and architect Dave Barsky. A façade update was submitted last Monday, and they are seeking approval of the update. She has spoken with the Town Manager and Town Counsel, and they would both like the project to move forward.

The Chair shared a list of items that she would like to see addressed:

- The first-floor façade has an abrupt change from the cornice facing Mass Ave to the cornice facing Medford St. That was mitigated when Leader Bank was in the building, because a strong corner element broke up the façade. She would like the cornice along Mass Ave to turn the corner, with a precast or other material used to bookend the end of the dental practice along Medford St.
- The original rendering approved by the Board included a water table at the base of the building, which would prevent the brick from running all the way to the sidewalk and make the façade less flat.
- The opening where the teller window was removed should match the storefront windows in the west of the corner space. Mr. Murphy said that the tenant would have to approve a window being added to the space, so they are instead proposing to use that space to show a historical photo of the building, rather than an actual window. The Chair said that if the intention is to include a historical photo or plaque, she would prefer that the window be removed entirely with the addition of an inset, so that it is clearly something different.
- The Verizon storefront windows should have a stone or precast lintel and header above, to create more dimension.

- The Chair said that the Greek pediment structure should not be applied. It was never approved by the Board. The cornice treatment with a slight shed roof which the Board initially approved on the upper story worked to break down the height of the façade and add shadow and dimension. She would like that added to the current second story. She would also like a detail added above the windows to break down some of the large unarticulated façade above them.

Mr. Lau noted that the upper story windows as currently built are much smaller than what was approved by the Board, creating too much blank space above them. He agreed with the Chair that the upper story needs a horizontal element to give depth, as well as a head treatment above the windows, which will create better proportions.

Mr. Lau noted that the approved design of the corner entry was flanked with stone panels, which gave it some presence. The current entry is flanked with the same brick that is on either side, so it doesn't stand out. He would also like the cornice on the Mass Ave façade to continue around the corner. Mr. Murphy noted that the cornice along Mass Ave was in good enough shape to be restored, while the cornice on the corner and on Medford Street was in much worse shape and had to be covered up, which is why the cornice changes abruptly at that point.

Mr. Lau said that the lower story Mass Ave façade approved by the Board had a brick façade for the corner storefront, but to the left of that on Mass Ave the façade material changed, so that it was more connected to the upper story. It also had a horizontal awning that mirrored the horizontal element on the upper story, with three windows and a planter. The upper story and the portion of the first story with a white façade appeared to be a single building, so that even though it was connected to the corner unit on the end, there was a distinction. The current façade only has two windows and no plantings. He said that he is okay with two instead of three windows, but he wants the awning and planter put back. He would also like the façade material of that section to more closely match the material above. They don't necessarily have to redo the entire façade; they could simply paint that portion white to match the upper story façade.

Ms. Doherty noted the Board seems to be asking for the removal of many of the changes that the Historical Commission made, and she is concerned that if they make these changes, the Historical Commission will want them to change it again. The Chair said that the Redevelopment Board has final authority over the design. When the Historical Commission initially made changes, the applicant should have gone back to the Board for approval, which did not happen. The Historical Commission has no further say on this issue, and the special permit holder should not consult them again. She has spoken with Town Counsel, who agrees that the Historical Commission will not review the project any further.

Ms. Korman-Houston said that she is concerned about the loss of glazing on the lower level. She would prefer that the third window to the left of the dental office be returned to the design, but she is open to leaving it as is if the rest of the Board is okay with it. However, she does not want a picture or plaque instead of a window in the area that was a teller window when Leader Bank was in the corner unit. She thinks that area needs to have a window. She understands that there may be a dental chair on the other side of that wall, and the dental practice can have appropriate window treatments for their patients' privacy. But the building needs to be constructed such that it is appealing to the public and to a variety of possible future tenants; that location will probably not always have a dental practice.

Mr. Benson said that he does not think that the clapboard siding façade on the second floor works with anything on the first floor, and it is inconsistent with what the Board approved. He noted that the first-floor brick façade is not real brick and asked what it is made of. Mr. Barsky said that it was a veneer made out of cementitious material. Mr. Benson said that the building is on an important corner in town and is historic, and he does not think that the façade is acceptable. He would like the architect to return with a proposal that is much closer to what the Board approved.

Mr. Revilak said that he likes the way the plan the Board approved treats the corner storefront and the storefront to the left of that differently, so it looks more like a series of smaller storefronts that were built over time. The latest proposal has brick all the way across, so any distinction between the two storefronts is lost. The new proposal adds vertical details between each of the two windows and the area that previously had the teller window, so it looks like three windows that don't match, rather than two windows which are part of one storefront, and a third which is part of a different storefront. Ms. Doherty noted that the third opening is not actually a window, which is why it looks different; it is the location where they intend to put a historic plaque or photo.

The Chair said that she thought that the brick was a true thin brick veneer, and she does not think that a cementitious veneer is appropriate. Ms. Doherty said that the Historical Commission approved the material. The Chair said that the request to use that material never came to the Redevelopment Board, which would not have approved it.

Mr. Barsky said that he was not involved with the design phase of the project, but he was brought on with the objective of preserving the design he was given. He has a lot of experience with historical work, and he agrees with the Board about many of the decisions that have been made. He said that the reason the upper-story windows look smaller than what was approved is that they are significantly lower than they were initially proposed to be, due to the floor of the upper story being significantly lower than originally planned. He has seen the original drawings that the prior architect was using, and they seem to be incomplete, with little information in some areas, which likely led to changes to what was approved. He noted that the upper story has horizontal paneling along the top, which might help mitigate the large space between the tops of the windows and the cornice. The lap siding on the upper story was on the drawings used by the previous architect, as was the Greek pediment element. He asked if it would be acceptable to put planters in the public way, in order to match the drawings that the Board approved. The Chair said that the Board did initially approve the planters.

Mr. Bursky asked what material the originally approved corner storefront façade was made of. The Chair replied that the corner storefront, then occupied by Leader Bank, was a separate massing and volume which the designs approved by the Board intended to leave as it was.

Mr. Bursky said that adding articulation above the upper-story windows to mitigate the large expanse is doable, as is the railing along the upper story. He noted that if the brick veneer is replaced with real brick, it will extend into the public way by 4-6 inches, so that is not workable. He said that there are good cementitious materials that look like pre-casting, so that may work to replace the brick veneer.

Mr. Bursky said that it would be difficult to eliminate the projection of the corner cornice. Mr. Lau suggested removing the current cornice and seeing if the precast cornice underneath can be restored.

Ms. McCarthy said that the material on either side of the corner storefront entrance was tile that was inappropriate for this climate. It was continually popping off, and Leader Bank was gluing the tiles back on. The Historic Commission did not like the tile, and they preferred to have brick on either side of the entrance, so they approved the cementitious brick veneer and the design elements of the entryway. They wanted the brick to continue all the way down Medford Street and around the corner onto Mass Ave. Mr. Murphy said that only plywood was behind the tile.

Mr. Lau said that the Board would like a vertical element to transition from the right side of the old Leader Bank space to the rest of the Medford Street façade.

Mr. Murphy said that they would like to prep the Verizon façade, without a final finish, so that they can install glass and have the storefront look open for business. The Chair said that she would like them to provide articulation above and below the windows, so that the storefront is less flat. Mr. Lau said it should have a sill below the window and a header above that carries across the doorway. The other Board members agreed that the developer can install the Verizon storefront windows, and they will continue to work on the storefront material and the design of the façade.

The Chair asked for a motion to allow the developer of 455 Massachusetts Ave to approve the proposed storefront glazing at the Verizon tenant storefront. Ms. Korman-Houston so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair asked for a motion to continue Docket 3673, 455 Massachusetts Ave, to February 9, 2026. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

Mr. Lau asked Ms. McCarthy about outstanding issues regarding 882-892 Mass Ave. Ms. McCarthy replied that she submitted samples and provided answers to all the Boards comments and questions, and her understanding was that Ms. Ricker was going to write a memo to the Board sharing all the information. Ms. Ricker confirmed receipt of the materials and said that she would be preparing a memo for the Board for the next meeting.

Mr. Lau also asked Ms. McCarthy about the demolition of 192-900 Mass Ave. Mr. Bursky said that he is working on a samples board of materials and colors, which they will deliver to DPCD.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned** at **10:00 pm**.

Documents used:

Agenda Item 1
Draft Minutes – November 17, 2025
Draft Minutes – December 1, 2025

Agenda Item 2
1306-1308 Mass Ave ARB Memo

Agenda Item 3
1513-1519 Mass Ave - Response Memo - 12-08-25
1513-1519 Mass Ave - Photos of Existing Conditions - UPDATED 12-08-25
1513-1519 Mass Ave - Plans and Elevations - UPDATED 12-11-25
1513-1519 Mass Ave - Renderings - NEW 12-08-25
1513-1519 Mass Ave - Landscape Plans - UPDATED 12-05-25
1513-1519 Mass Ave - Area Calc Table - NEW 12-08-25
1513-1519 Mass Ave - Lighting Plan - NEW 12-08-25
2025-12-15 updated EDR memo - 1513-1519 Mass Ave

Agenda Item 4
18 Grafton St - Impact Statement - 12-8-25
18 Grafton St - LEED Checklist - 8-11-25 - updated letter
18 Grafton St - Dimensional & Parking Info - 12-8-25
18 Grafton St - Plans & Drawings - 12-3-25
18 Grafton St - Landscape Plan - 11-26-25
18 Grafton St - Civil Set - Revised - 11-21-25
SPR memo Docket 3866 18 Grafton St - Updated 12-11-2025

Agenda Item 5
26 Dudley - EDR Application - rec'd 11-21-25
26 Dudley - Dimensional and Parking Information Form - rec'd 11-21-25
26 Dudley - Impact Statement - 11-7-25
26 Dudley - Site Images - 11-7-25
26 Dudley - Drawing Set - 11-7-25
26 Dudley - Native Landscape Plan - 11-14-25
26 Dudley - Color Elevations - 11-20-25
26 Dudley - LEED Checklist - 11-7-25
26 Dudley - Shadow Study - 11-7-25
26 Dudley - Stormwater Management Plan - 10-24-25
26 Dudley - Stormwater Management Report - 10-27-25
2025-12-15 Docket 3879 26 Dudley staff memo
Docket 3879 26 Dudley St - Legal Notice 11-27, 12-4

Agenda Item 6
455 Mass Ave facade rendering
455 Mass Ave Verizon storefront rendering
Docket 3673 455 Mass Ave facade and storefront memo 2025-12-11
REOPEN Docket 3673 455-457 Mass Ave - Legal Notice 11-27, 12-4

Correspondence

455 Mass Ave:
- W. Evans - 11/19/25
- W. Evans - 12/11/25

1080 Mass Ave:
- W. Evans - 12/4/25

Multiple Projects:
- D. Seltzer - 12/6/25

DRAFT

Town of Arlington, Massachusetts

Discussion of 1306-1308 Massachusetts Ave

Summary:

7:15 pm Discussion of Farina Roofing's boarded-up windows

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	1306-1308_Mass_Ave_windows_photos_-_updated.pdf	1306-1308 Mass Ave windows photos - updated

2
HOUR
PARKING
EMC, LLC
PLUMBING, HEATING
GAS FITTING
CALL NOW
(617)642-7130
NO TRESPASSING
PRIVATE
PROPERTY

Town of Arlington, Massachusetts

Public Hearing: Docket 3862, 126 Broadway

Summary:

7:30 pm Site Plan Review hearing (continued from November 17)
The application will be withdrawn.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	126_Broadway_-_WITHDRAWAL_LETTER_1-8-26.pdf	126 Broadway - Withdrawal Letter 1-8-26

GELERMAN AND CABRAL, LLC

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STEPHEN T. ALLEN
RORY BYRNE
DAVID HERN, JR. (OF COUNSEL)

ADDITIONAL OFFICES
611 MAIN ST., #303, WINCHESTER, MA 01890
BOSTON (BY APPOINTMENT)
MEDFORD (BY APPOINTMENT)

MICHAEL B. CABRAL
MCABRAL@GELERMANCABRAL.COM

January 8, 2026

VIA EMAIL: cricker@town.arlington.ma.us

Town of Arlington
Redevelopment Board
730 Mass Ave., Town Hall Annex
Arlington, MA 02476

Re: 126 Broadway, Arlington, MA
Site Plan Review - Docket 3862

Dear Members of the Redevelopment Board:

This firm represents 126 Broadway LLC, owner of the property located at 126 Broadway, Arlington, MA in connection with its application for Site Plan Review (Docket 3862).

Kindly allow this letter to serve as Notice of Withdrawal of the application for relief under Docket 3862, without prejudice. Our client respectfully requests that this application not proceed further before the Board and be removed from consideration without a decision on the merits.

Thank you for attention to this matter. Please do not hesitate to reach out with any questions.

Very truly yours,

Michael B. Cabral

Michael B. Cabral

cc: Client

Town of Arlington, Massachusetts

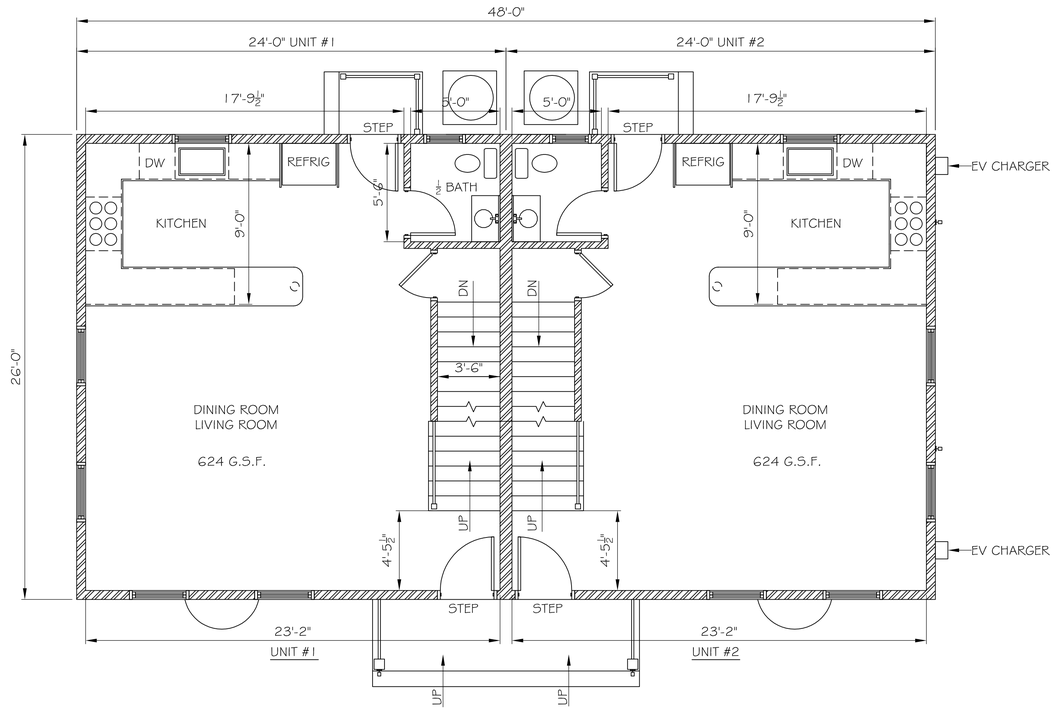
Public Hearing: Docket 3867, 9-11 Robbins Rd

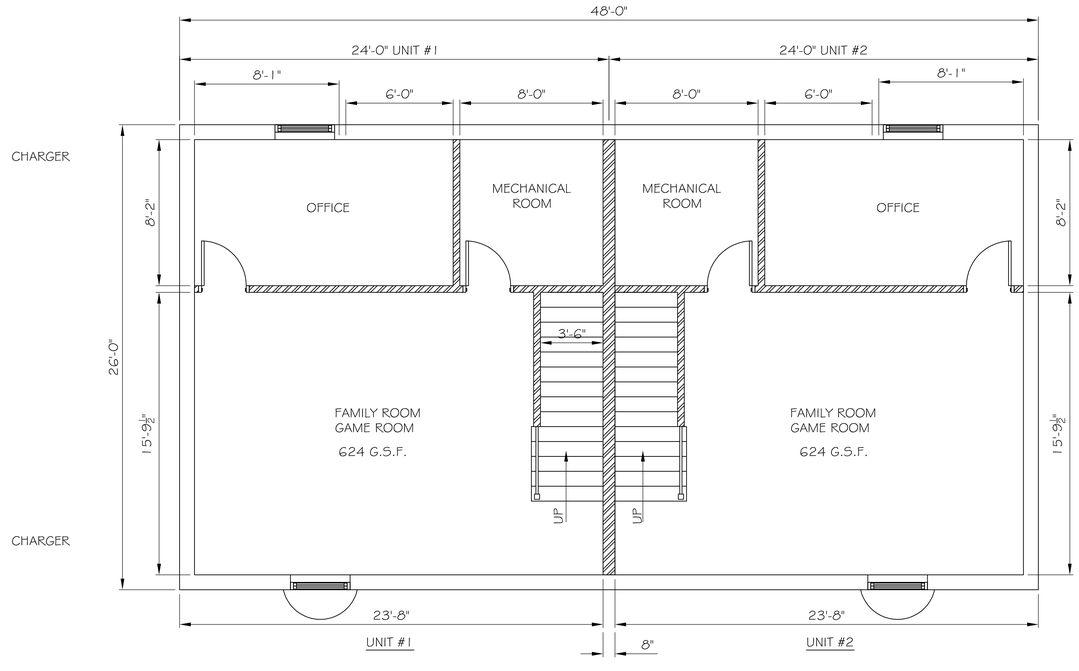
Summary:

7:35 pm Site Plan Review hearing (continued from December 1)

ATTACHMENTS:

	Type	File Name	Description
🗋	Application	05_9-11_Robbins_Rd_-_Architectural_Plans___Site_Plan_UPDATED_01-02-2026.pdf	9-11 Robbins Rd - Architectural Plans & Site Plan UPDATED 01-02-2026
🗋	Application	06_9-11_Robbins_Rd_-_color_renderings_-_UPDATED_01-01-2026.pdf	06 9-11 Robbins Rd - color renderings - UPDATED 01-01-2026
🗋	Application	07_9-11_Robbins_Rd_-_Landscape_Plan_UPDATED_12-30-2025.pdf	9-11 Robbins Rd - Landscape Plan UPDATED 12-30-2025
🗋	Application	14_9-11_Robbins_Rd_-_Driveway_Memorandum_-_NEW_12-15-2025.pdf	9-11 Robbins Rd - Driveway Memorandum - NEW 12-15-2025
🗋	Application	01082026_UPDATED_DRAFT_SPR_memo_Docket_3867_9-11_Robbins_Rd.pdf	01082026 UPDATED DRAFT SPR memo Docket 3867 9-11 Robbins Rd





BASEMENT PLAN

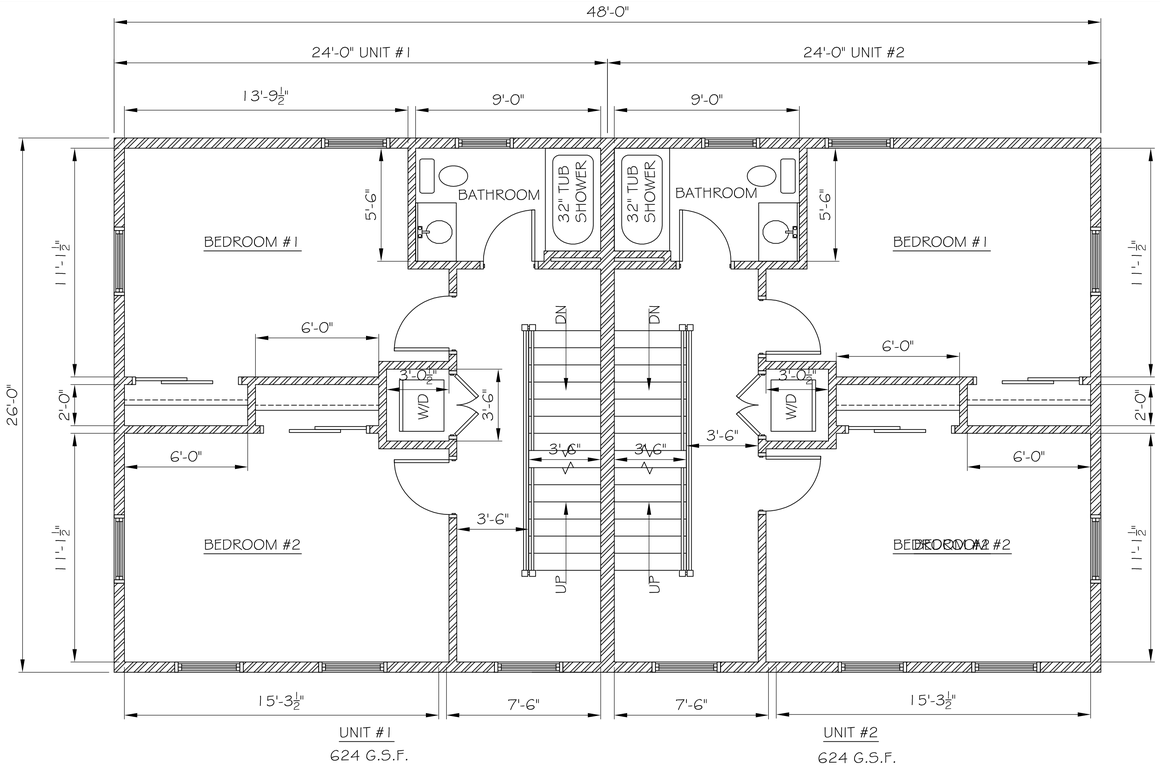
CORNERSTONE ARCHITECTS INC.
46 Augusta Way - N. Chelmsford, Ma. 01863
(ph) 617-694-5356

PROPOSED BASEMENT & 1ST FLOOR PLAN

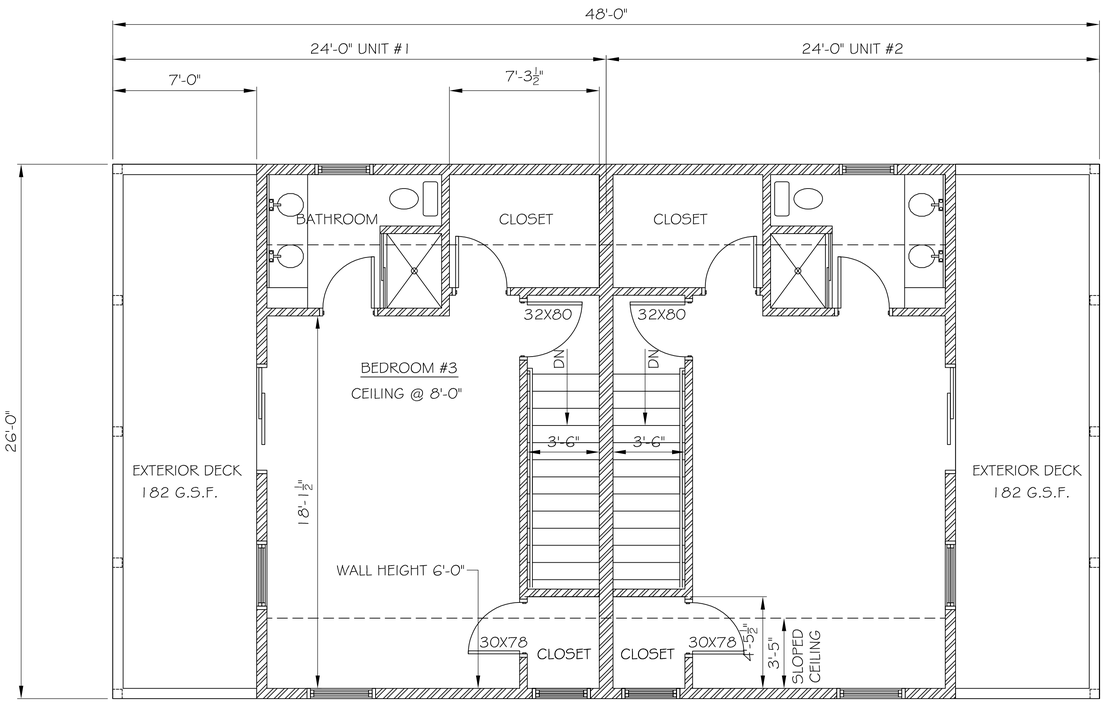
BUILDING "A"
9 - 11 ROBBINS RD - ARLINGTON, MA

Revisions

Scale 1/4" = 1' - 0"
Job No. 2502 Date 01-02-26
Drawing No.
A-1.0



SECOND FLOOR PLAN



THIRD FLOOR PLAN

CORNERSTONE ARCHITECTS INC.

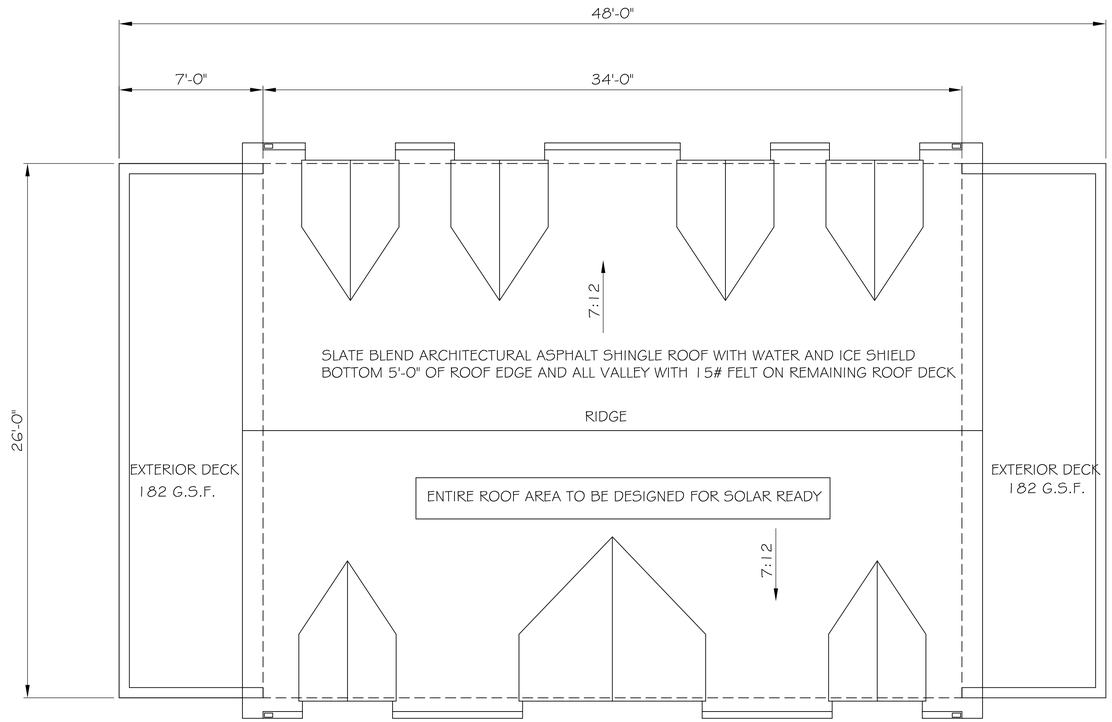
CORNERSTONE ARCHITECTS INC.
46 Augusta Way - N. Chelmsford, Ma. 01863
(ph) 617-694-5356

PROPOSED 2ND & 3RD FLOOR PLAN

BUILDING "A"
9 - 11 ROBBINS RD - ARLINGTON, MA

Revisions

Scale ¼" = 1' - 0"
Job No. 2502 Date 01-02-26
Drawing No.
A-1.1



ROOF PLAN

CORNERSTONE ARCHITECTS INC.
46 Augusta Way - N. Chelmsford, Ma. 01863
(ph) 617-694-5356

PROPOSED ROOF PLAN

BUILDING "A"
9-11 ROBBINS RD - ARLINGTON, MA

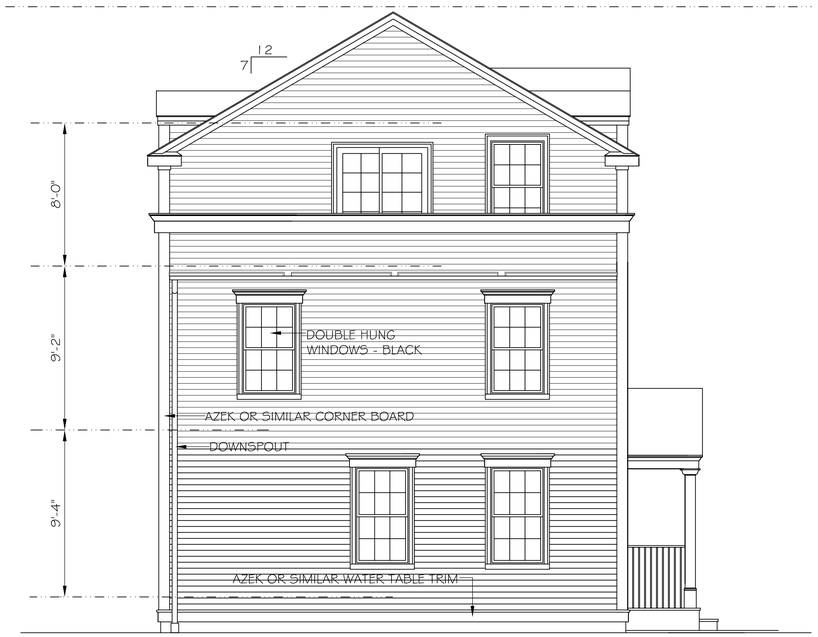
Revisions

Scale 1/4" = 1'-0"
Job No. 2502 Date 01-02-26

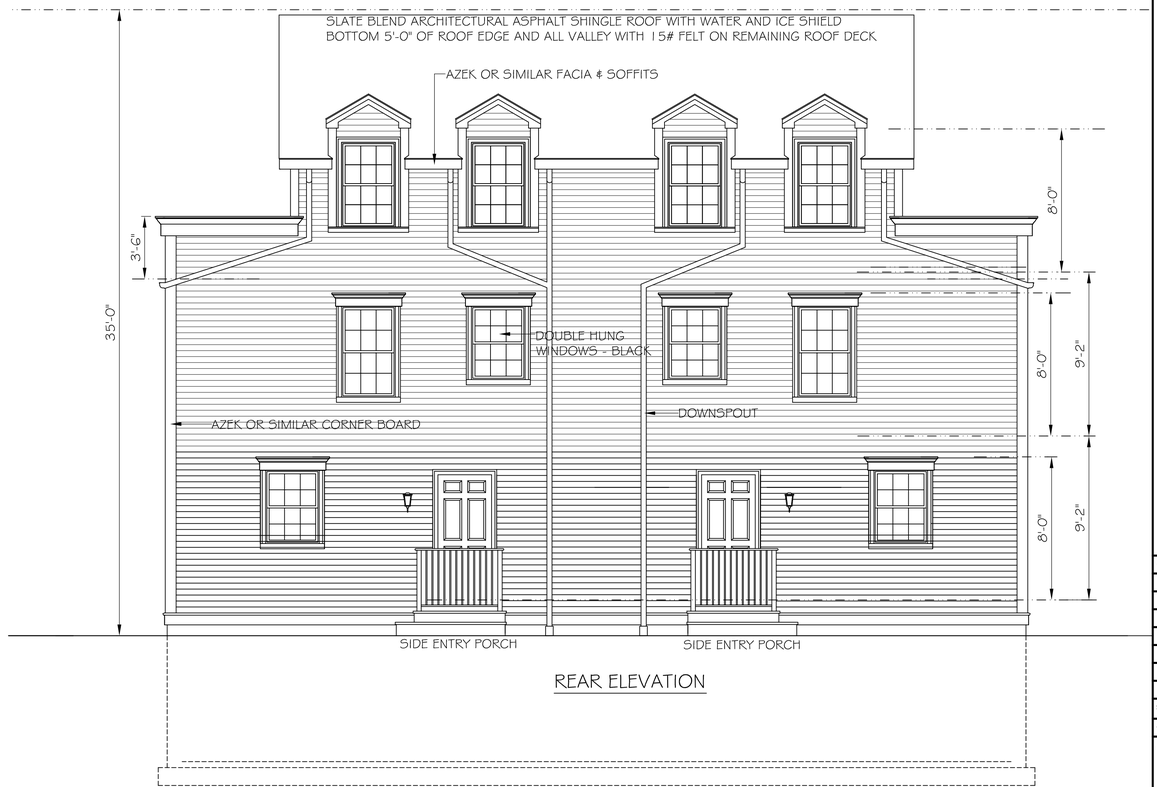
Drawing No.
A-1.2

ROBBINS RD - FRONT ELEVATION

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

CORNERSTONE ARCHITECTS INC.
46 Augusta Way - N. Chelmsford, Ma. 01863
(ph) 617-694-5356

EXTERIOR ELEVATION OPTION #1

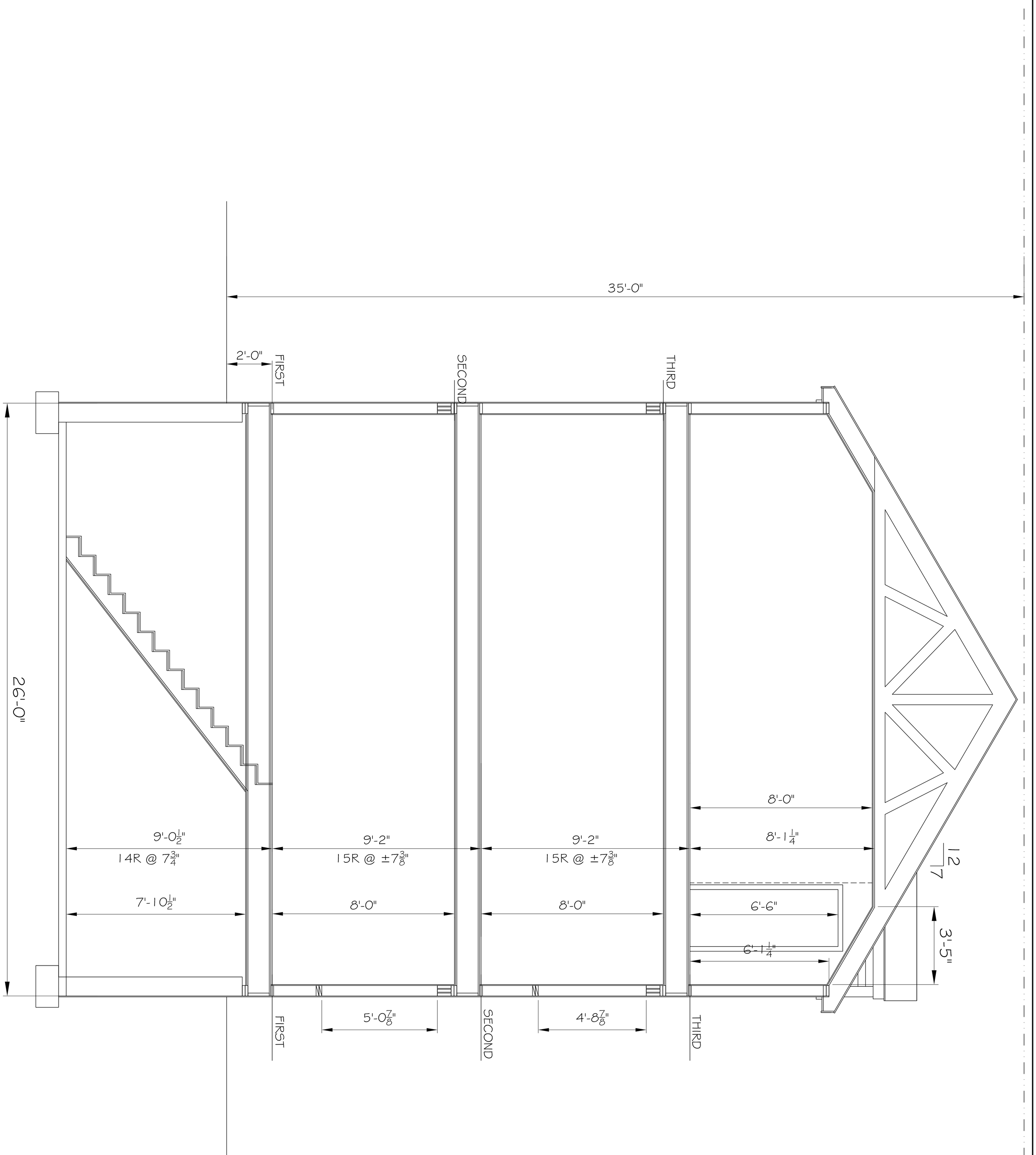
BUILDING "A"
9 - 11 ROBBINS RD - ARLINGTON, MA

Revisions

Scale 1/4" = 1' - 0"

Job No. 2502 Date 01-02-26

Drawing No.
A-1.3

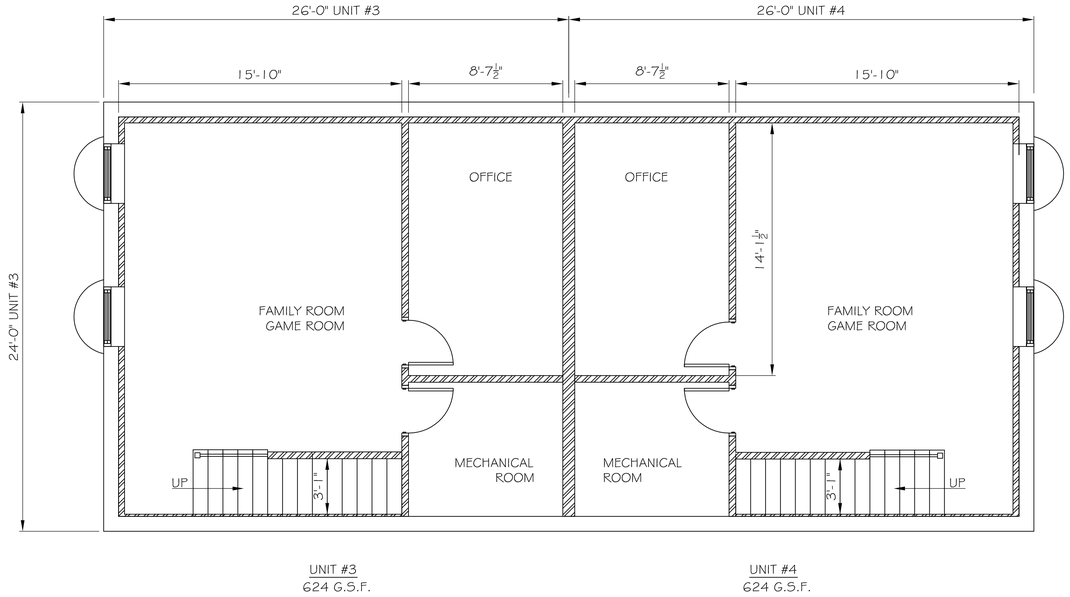


BUILDING CROSS SECTION

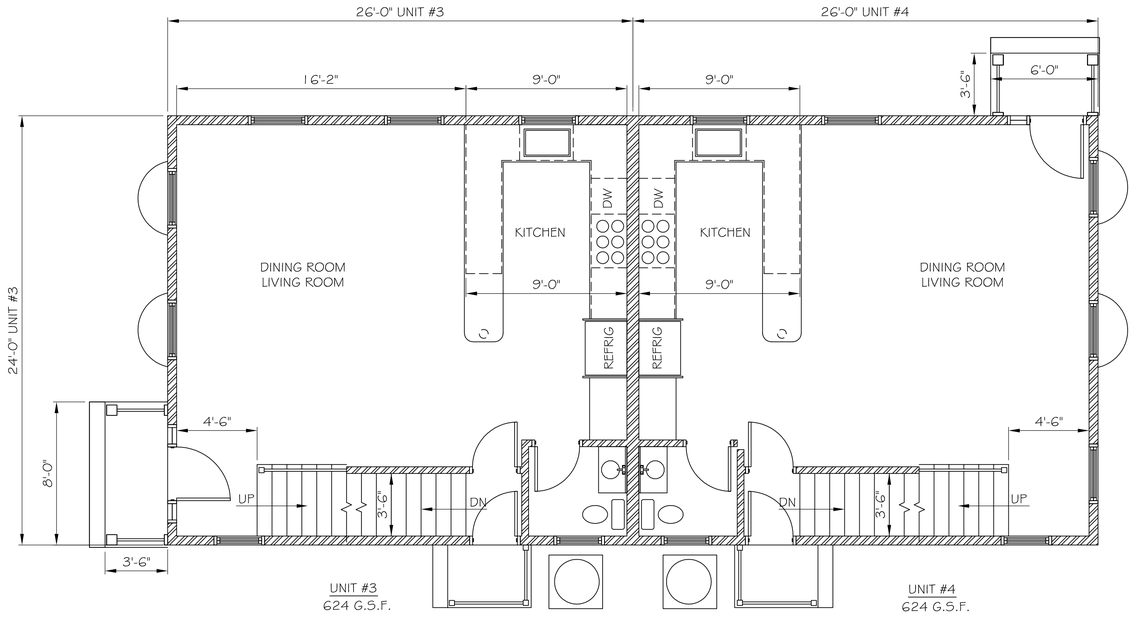
BUILDING UNIT 1 & 2
9 - 11 ROBBINS RD - ARLINGTON, MA

CORNERSTONE ARCHITECTS INC.
46 Augusta Way - N. Chelmsford, Ma. 01863
(ph) 617-694-5356

Drawing No. A-1.4
Job No. 2502
Scale 1/2" = 1' - 0"
Date 01-02-26
Revisions



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

CORNERSTONE ARCHITECTS INC.

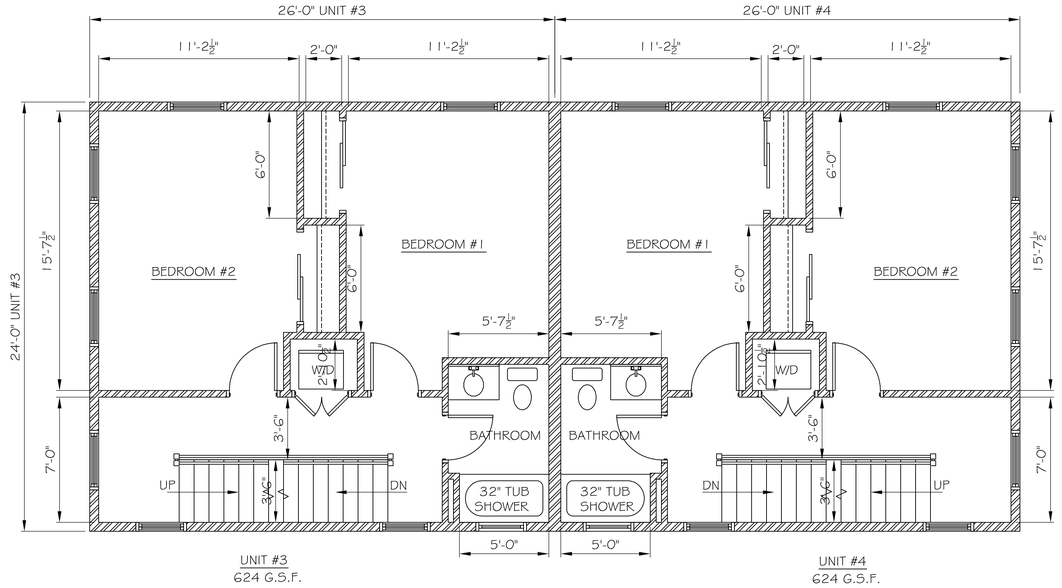
CORNERSTONE ARCHITECTS INC.
46 Augusta Way - N. Chelmsford, Ma. 01863
(ph) 617-694-5356

PROPOSED BASEMENT & 1ST FLOOR PLAN

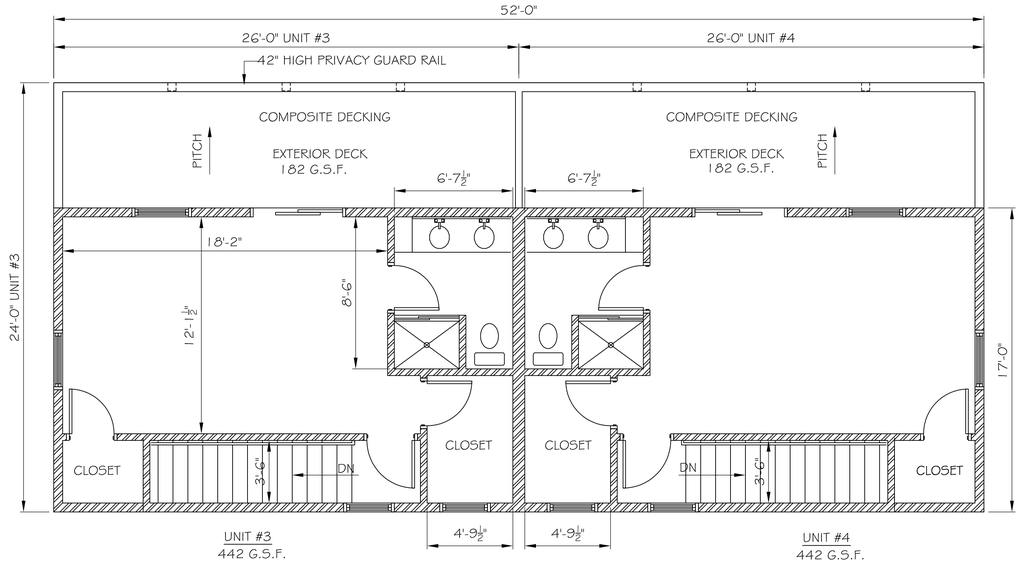
BUILDING "B"
9 - 11 ROBBINS RD - ARLINGTON, MA

Revisions

Scale 1/4" = 1' - 0"
Job No. 2502 Date 01-02-26
Drawing No.
B-1.0



SECOND FLOOR PLAN



THIRD FLOOR PLAN

CORNERSTONE ARCHITECTS INC.
46 Augusta Way - N. Chelmsford, Ma. 01863
(ph) 617-694-5356

PROPOSED 2ND & 3RD FLOOR PLAN

BUILDING "B"
9 - 11 ROBBINS RD - ARLINGTON, MA

Revisions

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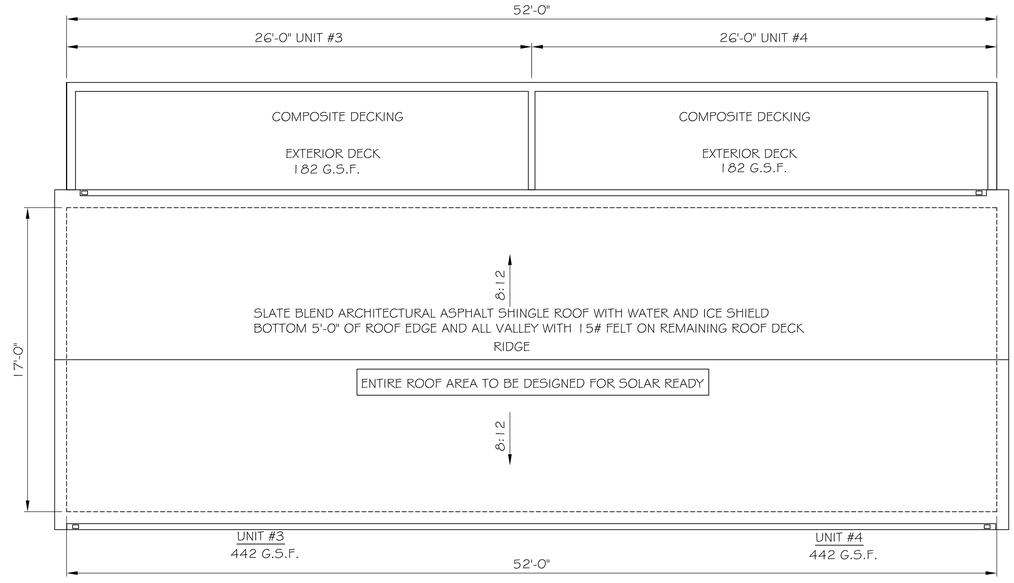
Drawing No.
B-1.1



ROOF PLAN

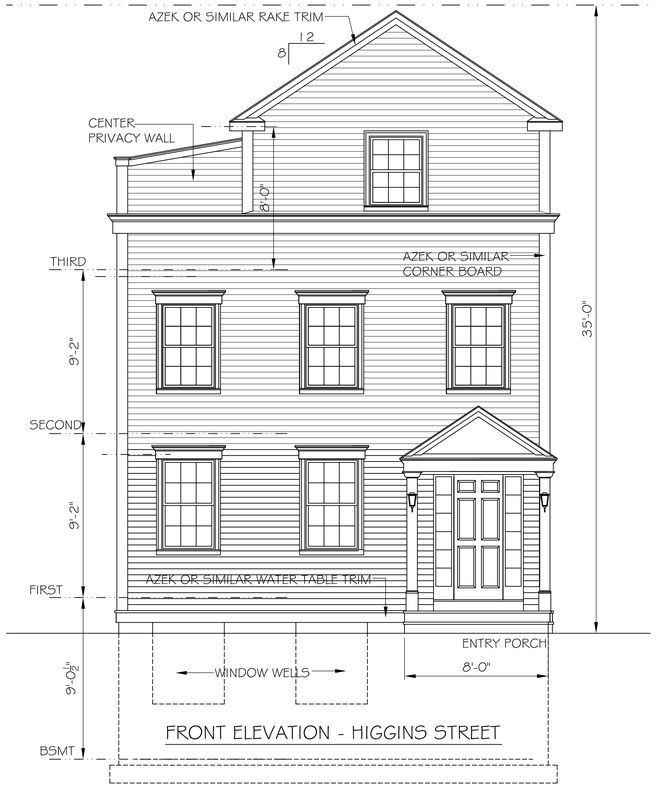
CORNERSTONE ARCHITECTS INC.
46 Augusta Way - N. Chelmsford, Ma. 01863
(ph) 617-694-5356

PROPOSED ROOF PLAN

BUILDING "B"
9 - 11 ROBBINS RD - ARLINGTON, MA

Revisions

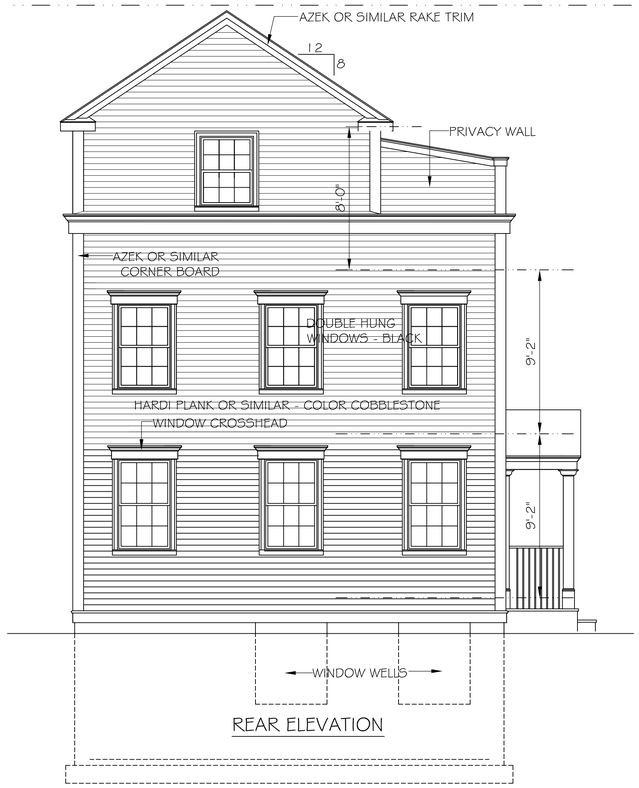
Scale 1/4" = 1' - 0"
Job No. 2502 Date 01-02-26
Drawing No.
B-1.2



FRONT ELEVATION - HIGGINS STREET

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION



REAR ELEVATION

CORNERSTONE ARCHITECTS INC.
46 Augusta Way - N. Chelmsford, Ma. 01863
(ph) 617-694-5356

PROPOSED EXTERIOR ELEVATIONS

BUILDING "B"
9 - 11 ROBBINS RD - ARLINGTON, MA

Revisions

Scale 1/4" = 1'-0"
Job No. 2502 Date 01-02-26
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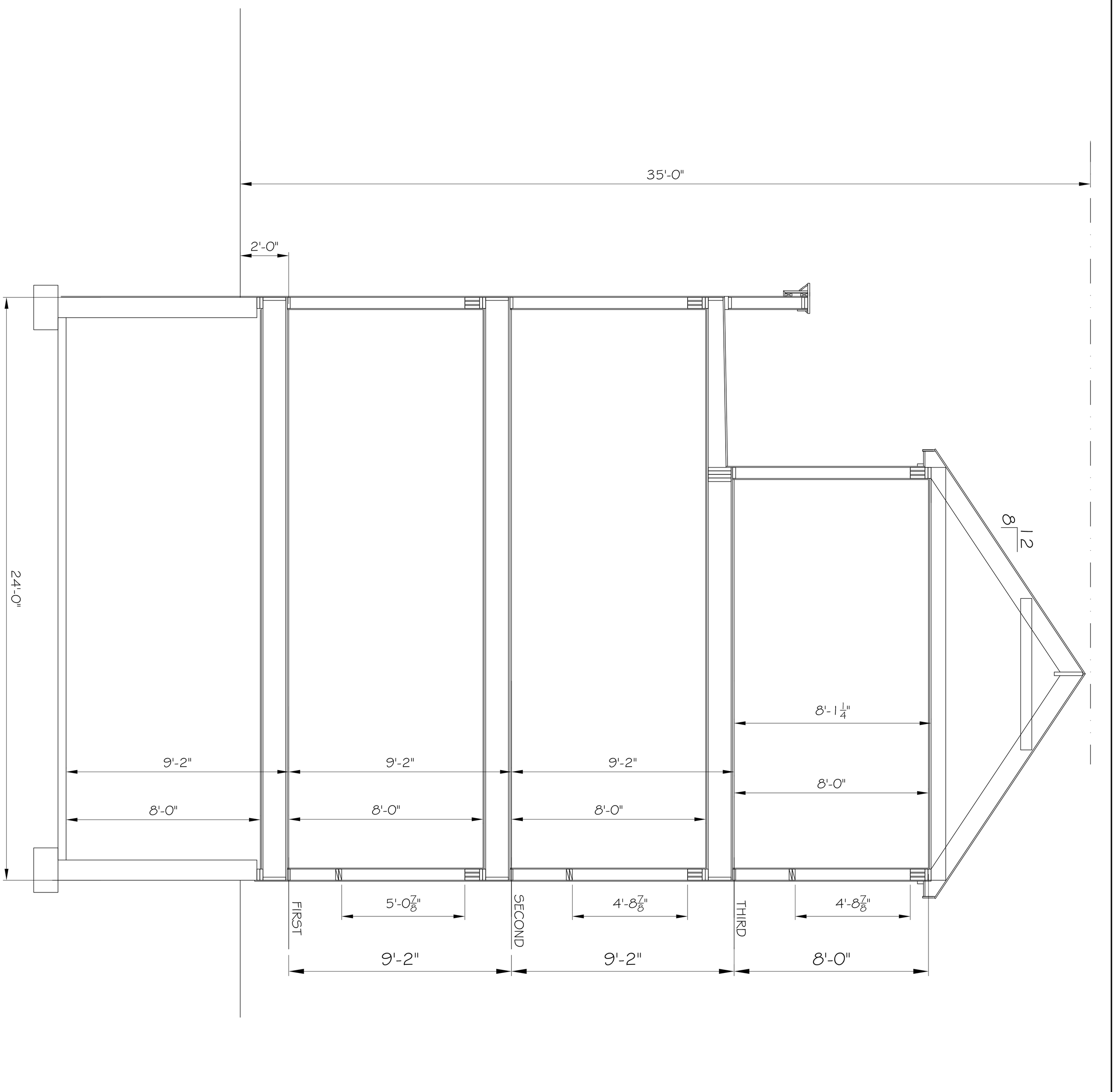
B-1.3



B-1.4

Drawing No.

Job No. 2502

Scale 1/2" = 1' - 0"

Date 01-02-26

Revisions

PROPOSED BUILDING CROSS SECTION

BUILDING "B"

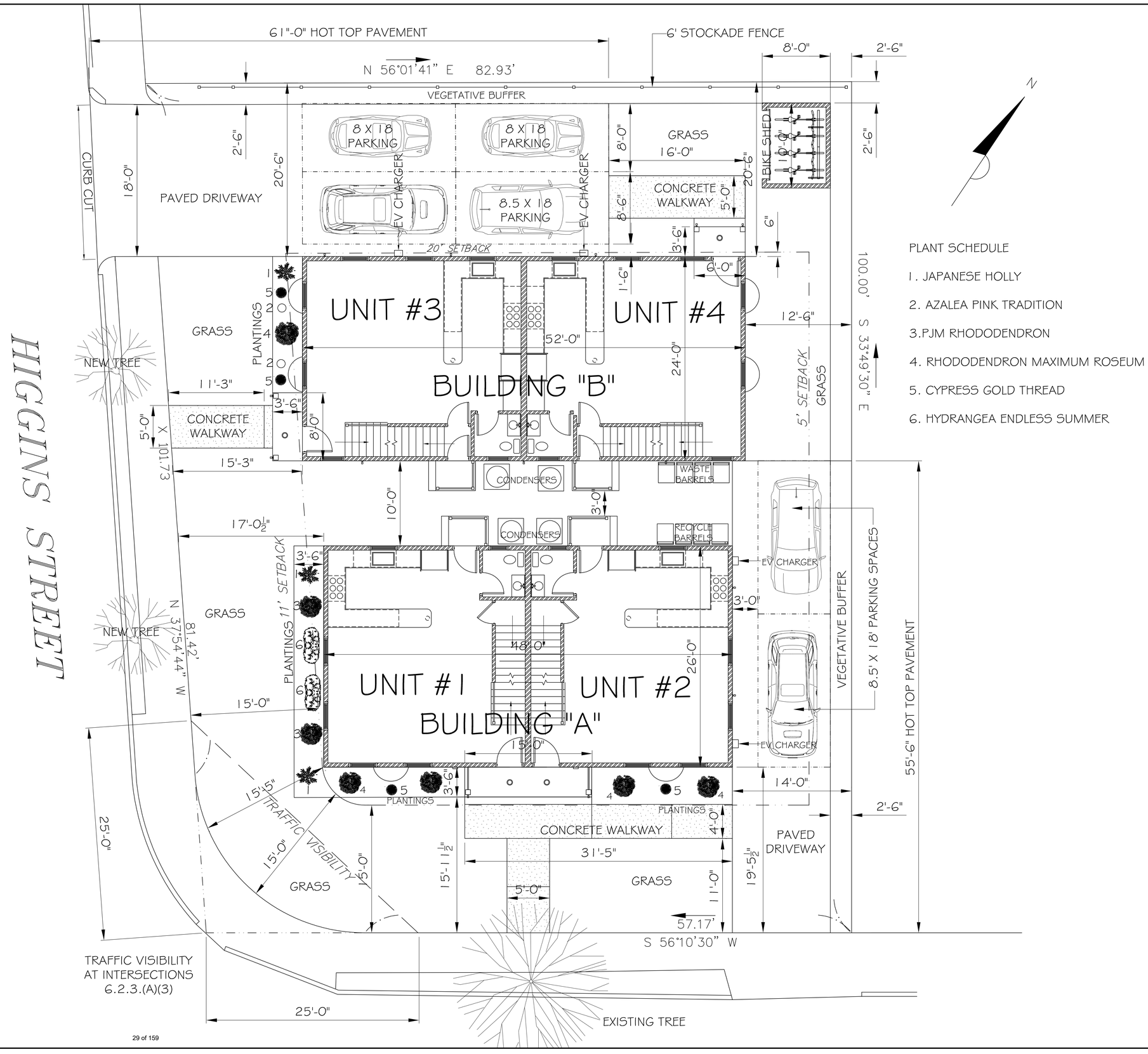
9 - 11 ROBBINS RD - ARLINGTON, MA

CORNERSTONE ARCHITECTS INC.

46 Augusta Way - N. Chelmsford, Ma. 01863

(ph) 617-694-5356

CORNERSTONE ARCHITECTS INC.



PLANT SCHEDULE

1. JAPANESE HOLLY
2. AZALEA PINK TRADITION
3. PJM RHODODENDRON
4. RHODODENDRON MAXIMUM ROSEUM
5. CYPRESS GOLD THREAD
6. HYDRANGEA ENDLESS SUMMER

CORNERSTONE ARCHITECTS INC.

CORNERSTONE ARCHITECTS INC.
46 Augusta Way - N. Chelmsford, Ma. 01863
(ph) 617-694-5356

PROPOSED SITE PLAN

9 - 11 ROBBINS RD - ARLINGTON, MA

Revisions

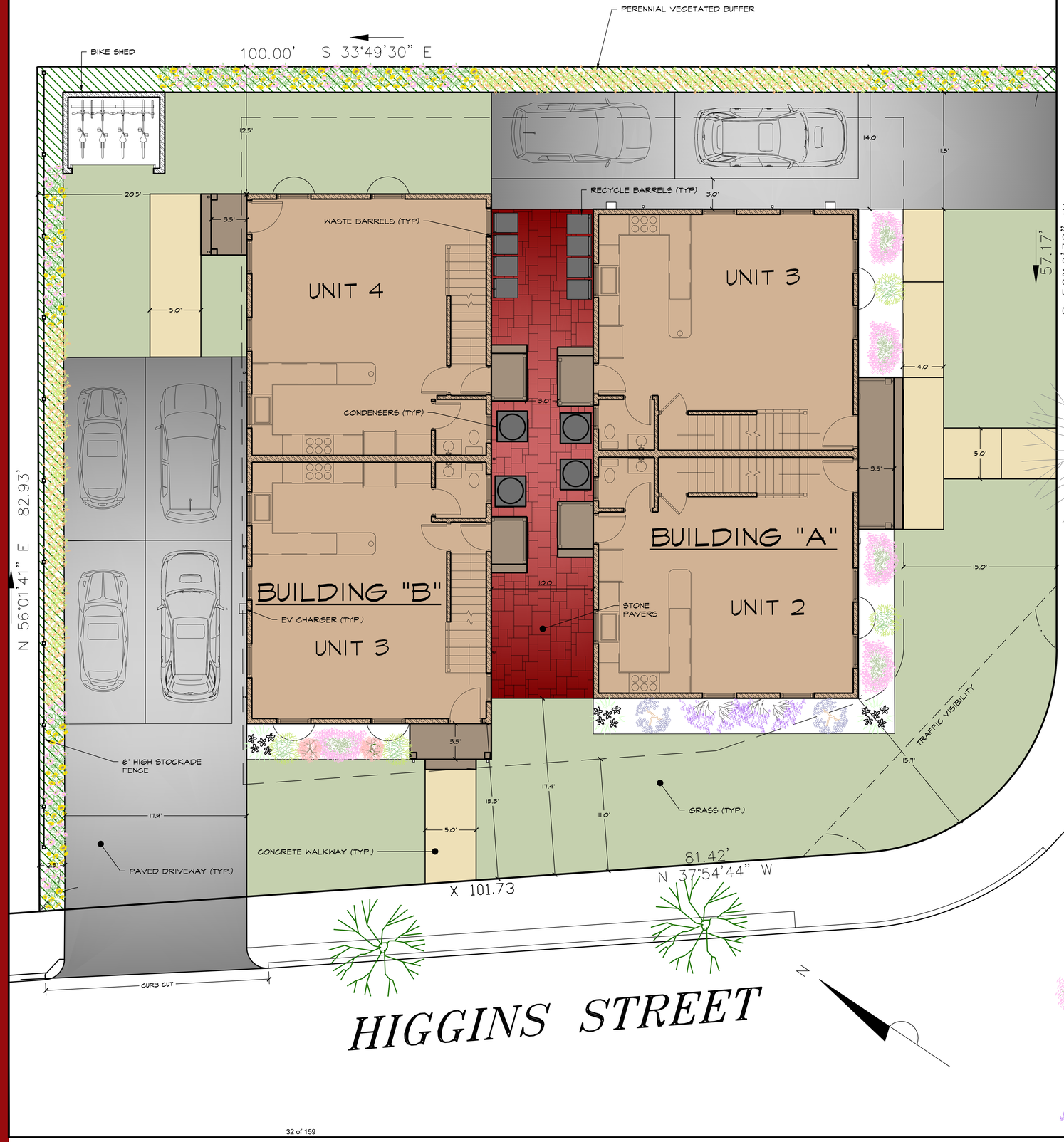
Scale 3/16" = 1'-0"

Job No. 2502 Date 01-02-26

Drawing No.

S-1.0

ASB design group LLC



32 of 159

CONSULTANTS DESIGN TEAM:

CIVIL ENGINEER:
ASB DESIGN GROUP, LLC
363 BOSTON STREET
TOPSFIELD MA 01983
978.500.8419

ARCHITECT:
CORNERSTONE ARCHITECTS INC.
46 AUGUSTA WAY
N. CHELMSFORD MA 01863
617.694.5356

LOCATION PLAN
SCALE: 1"=200'
SOURCE: MASSMAPPER

BEARBERRY

MILKWEED

BLACKEYED SUSAN

NEW ENGLAND ASTER

CONE FLOWER

STEEPLE BUSH

LITTLE BLUESTEM

PLANT SCHEDULE

- JAPANESE HOLLY 3)
- AZALEA PINK TRADITION (2)
- PJM RHODODENDRON (2)
- RHODODENDRON MAXIMUM ROSEUM (5)
- CYPRESS GOLD THREAD (3)
- HYDRANGEA ENDLESS SUMMER (2)

PERENNIAL VEGETATED BUFFER: RECOMMENDED PLANTINGS

NOTE: FINAL PERENNIAL LANDSCAPE BED AND RAIN GARDEN PLANTINGS WILL BE SELECTED AT THE TIME OF CONSTRUCTION AND WILL DEPEND ON NURSERY STOCK AVAILABILITY. ADDITIONAL PLANTING CAN BE SELECTED AS REPLACEMENTS FROM THE RECOMMENDATIONS LISTED ON THIS DRAWING.

INDEX OF SHEETS

C1 SHEET 1 OF 2 LANDSCAPE PLAN
C2 SHEET 2 OF 2 LANDSCAPE DETAILS

SCALE BAR 0 10' 20' 30' SCALE: 1"=10'

ASB
design group, LLC

civil engineering
traffic engineering
architecture
landscape design & construction

363 boston street, route 1
topsfield, ma 01983

project title:
9-11 ROBBINS ROAD
ARLINGTON, MA

prepared for:
WILLIAM MAHONEY
9-11 ROBBINS ROAD
ARLINGTON, MA

parcel identification:
map: N.A.
block: N.A.
parcel: 148-0004-0006
lot: N.A.

revisions

no.	date	description
0	12/30/25	ISSUED FOR REVIEW

plan submission
LANDSCAPE PLAN

date: 12.30.2025
scale: 1"=10'
job no: 2025-46
DEP no: N.A.

COMMONWEALTH OF MASSACHUSETTS
Thad D Berry
No. 41258
CIVIL
REGISTERED PROFESSIONAL ENGINEER

drawing name
LANDSCAPE PLAN

drawing number
C1

sheet 1 of 2

MEMORANDUM

TO: Arlington Redevelopment Board

FROM: Mary Winstanley O'Connor, Esq.

RE: 9-11 Robbins Road, Arlington, MA 02476, Docket No. 3867

DATE: December 15, 2025

The plans submitted in connection with the above-referenced application under Article 5.8 of the Arlington Zoning By-law for site plan review provide for two (2) driveways on opposite sides of the property at 9-11 Robbins Road, Arlington, Massachusetts (referred to as the "Application", "Site Plan" and "Property", respectively).

The Property is a 7,855 square foot lot that sits at the corners of Robbins Road and Higgins Street. The driveways proposed are on Robbins Road, which driveway provides two (2) parking spaces, and Higgins Street, which provides a driveway for four (4) parking spaces, two (2) of which are sized for compact automobiles. The parking, as proposed, sits on either side of two duplexes.

The parking was designed in this manner to: (a) avoid creating the appearance of a parking lot; (b) avoid an undue concentration of parking on Robbins Road; (c) provide a sense of balance; and (d) be comparable with other houses in the neighborhood.

As the ARB is aware, the applicant substantially reduced the size and scale of the project in response to abutter comments. Abutters wanted balance with respect to the parking on the site.

This is not a situation where there are two driveway curb cuts on the same street.

The applicant suggests that given the size of the lot, the location of the property on a

corner, the location of the two driveways, and the aesthetics, the ARB can find that the proposal:

1. Avoids an undue concentration of population;
2. Allows adequate provision for transportation;
3. Allows for the safety of those using the streets and sidewalks;
4. Conserves the value of the land and buildings in the vicinity;
5. Preserves Protected Trees as defined in Town Bylaws;
6. Having two driveways on two separate streets reduces potential conflicts with pedestrians using the respective streets and sidewalks;
7. Both streets are near intersections which have adequate sight lines;
8. Both streets are two-way. The traffic volume on Robbins Road is greater than Higgins Street; and
9. The proposed driveways do not violate any other driveway, parking, dimensional or density requirements for the district in which the property is located.

The applicant suggests that the project with the driveways as proposed is precisely the type situation which satisfies Article 6, Subsection 6.1.10. A(2)(a) and (b).

Town of Arlington, Massachusetts

Department of Planning and Community Development

730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to ensure compliance with M.G.L c.40A, § 3A

To: Arlington Redevelopment Board

From: Claire V. Ricker, AICP Secretary Ex-Officio

Subject: Site Plan Review, 9-11 Robbins Rd Docket #3869

Date: January 8, 2026

I. Docket Summary

This is an application by 9 Robbins Road, LLC, 12 Dickson Ave, Arlington, MA 02474, to open Site Plan Review Docket #3867 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.8.3, Site Plan Review.

The applicant proposes to demolish an existing two-family dwelling with detached garage and construct two three-story residential buildings with two units each on the property located at 9-11 Robbins Rd, Arlington, MA, in the Residential Two-Family District (R2) District and Neighborhood Multi-Family (NMF) Housing Overlay District. Six (6) residential parking spaces are proposed.

The following items were provided by the Applicant since the last hearing, on December 1, 2025:

- Architectural Plans and Drawings, dated 1/2/26
- Color Renderings, dated 1/2/26
- Landscape Plan, dated 12/30/25
- Memorandum regarding second driveway, dated 12/15/25

At their meeting on December 1, 2025, the ARB identified the following issues for the applicant to address:

- **Reconsider bicycle parking; an accessory structure will need to either have a 6-foot setback on each side or be smaller than 7 feet tall and 80 square feet. Open bicycle parking is also a possibility.**

The applicant proposes an 80 square foot accessory structure within the 6' setback that provides storage for 4 bicycles. The applicant will need to confirm that the height of the structure will be less than 7 feet.

- **Ensure that the corner of the building does not extend into the corner visibility setback.**

  The corner of the building has been adjusted so that it does not encroach within the traffic visibility setback in compliance with requirements of Section 5.3.12.A of the Zoning Bylaw.

- **Reconsider the porches, both for architectural scale and for their relationship to the setbacks and the foundation walls, including considering the average setbacks of other properties on the street.**

  The gable roof pitch over each front porch has been increased to enhance the overall aesthetic of the buildings. The porch on Higgins Street has been dimensioned and has a floor area of 28 SF.

- **Ensure that the requirement for a 2.5-foot vegetated buffer along the driveways in the side and rear yards is met.**

  The applicant proposes a 2.5 foot vegetated buffer along the length of both driveways,

- **Provide a memo explaining how the project meets the criteria for a second driveway.**

  The applicant's attorney, Mary Winstanley O'Connor, has provided a letter outlining how the project meets the criteria for a allowing a second driveway.

- **Discuss with the Tree Warden the tree species of the two street trees to be planted.**

  No additional information was provided.

- **Coordinate the civil plans with the architecture and landscaping plans.**

  No updated civil plans were provided. A revised landscaping plan was submitted. The applicant should correct the 11'-front yard setback along Higgins Street to 15'. Also, staff recommend the applicant use all native species for ornamentals and replace proposed cultivars with the straight species plants.

- **Reconsider the current aesthetics of the buildings to bring the scale down and address the eave and overhang issues.**

  The applicant has revised the plans to address aesthetic concerns raised by the ARB including adding eves to the front of the building along Robbins Rd and increase the roof pitch over the front entry porches of each building. The applicant also added wider corner boards on both buildings.

- **Reconsider the material and articulation of the railings of the third-story balconies.**

  The applicant has removed the railings on the third-story balconies and now proposed to extend the façade to provide privacy screenings.

- **Consider a belly band or traditional window headers on all of the facades to reduce the scale.**

  The applicant has added a belly band between the 2nd and 3rd floors of each of the buildings to help reduce the scale of the building. In addition, the applicant proposes window headers above each of the windows as suggested by the ARB.

- **Provide a visualization of the project from other angles.**

  The applicant has provided color renderings of the buildings from multiple angles.

- **Address snow removal.**

  No additional information was provided.

- **Consider more articulation on the Higgins St side of Building A.**

  The applicant proposes more articulation around the windows, porch and roof line along Higgins Street.

II. Findings

The following findings are for the Board's consideration:

1. The nature and use of the property is consistent with the purpose and intent of Section 5.8, Multi-Family Overlay Districts.

2. The project is consistent with Site Plan Review/Environmental Design Review standards per Sections 5.8 and 3.4 of the Zoning Bylaw.

3. The Board finds a second driveway is appropriate in compliance with Section 6.1.10.A(2)a), i through vi, of the Zoning Bylaw.

4. Up to 33% of on-site parking spaces, or 2 spaces, may be sized for compact cars per Section 5.8.4.F(1)(a) of the Zoning Bylaw.

III. Recommended Conditions

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.

2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

3. Applicant will obtain the necessary building permits and work with the Town Engineer to ensure compliance with all applicable codes.

Town of Arlington, Massachusetts

Public Hearing: Docket 3881, 259 Broadway

Summary:

8:20 pm Site Plan Review hearing

ATTACHMENTS:

	Type	File Name	Description
	Application	01_259_Broadway_-_Site_Plan_Review_Application_-_rec_d_12-09-25.pdf	259 Broadway - Site Plan Review Application - rec'd 12-09-25
	Application	02_259_Broadway_-_259_Impact_Statement_-_rec_d_12-09-25.pdf	259 Broadway - 259 Impact Statement - rec'd 12-09-25
	Application	03_259_Broadway_-_Certified_Plot_Plan_06-03-24.pdf	259 Broadway - Certified Plot Plan 06-03-24
	Application	04_259_Broadway_-_Plans___Drawings_-_12-05-25.pdf	259 Broadway - Plans & Drawings - 12-05-25
	Application	05_259_Broadway_-_Landscape_Plan_-_11-25-25.pdf	259 Broadway - Landscape Plan - 11-25-25
	Application	07_259_Broadway_-_Civil_Plan_-_11-07-25.pdf	259 Broadway - Civil Plan - 11-07-25
	Application	08_259_Broadway_-_Existing_Conditions__Topography__Underground_Utilities_-_10-20-25.pdf	259 Broadway - Existing Conditions, Topography, Underground Utilities - 10-20-25
	Application	09_259_Broadway_-_shadow_diagrams_-_12-05-25.pdf	259 Broadway - shadow diagrams - 12-05-25
	Application	10_259_Broadway_-_Traffic_Demand_Managenent_Plan_-_12-04-25.pdf	259 Broadway - Traffic Demand Managenent Plan - 12-04-25
	Application	11_259_Broadway_-_Solar_Assessment_-_11-21-25.pdf	259 Broadway - Solar Assessment - 11-21-25
	Application	12_259_Broadway_-_Phometric_Plan_-_11-17-25.pdf	259 Broadway - Phometric Plan - 11-17-25
	Application	SPR_memo_Docket_259_Broadway_01-08-2026.pdf	SPR memo Docket 259 Broadway 01-08-2026
	Application	Docket_3881_259_Broadway_-_SPR_Legal_Notice_12-25__1-1.pdf	Docket 3881 259 Broadway - SPR Legal Notice 12-25, 1-1

PLANNING & COMMUNITY DEVELOPMENT
2025 DEC -8 PM 3:25

REQUIRED SUBMITTALS CHECKLIST

259 Broadway
DOCKET 3881

Submit checklist with application. One electronic copy of your application is required; print materials may be requested

TOWN CLERK
ARLINGTON, MA. 02476
2025 DEC 10 PM 1:10

☑ **Application Cover Sheet (project and property information, applicant information)**

☑ **Dimensional and Parking Information Form (see attached)**

☑ **Impact statement**

- Respond to Environmental Design Review (Section 3 4) criteria on pages 6-7 of this packet.
- Include summary of neighborhood outreach, if held or planned

☑ **Drawing and photographs of existing conditions**

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

☑ **Site plan of proposal. Must include:**

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way;
- Any wetlands or wetland resource areas.

☑ **Drawings of proposed structure/sample materials**

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Physical sample façade materials and color samples
- Lighting plan and fixtures if not provided on site or landscaping plan

☑ **Vehicle, Bicycle, and Service Vehicle Plans**

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.

- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6. 5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

☑ **Sustainable Building and Site Design Elements**

- A solar energy systems assessment per Section 6.4, which must include:
  - An analysis for solar energy system(s) for the site detailing layout and annual production;
  - The maximum feasible solar zone area of all structures; and,
  - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
  - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion L. Applicants MUST submit a current LEED checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. LEED checklists may be found at https://www.usgbc.org/resources, under "RATING SYSTEM."

☑ **Proposed landscaping *(may be incorporated into site plan)***
Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

☑ **Residential and commercial units**
Describe the number, locations, and sizes of residential units, and of affordable units if any. All affordable units must meet the State's standard for inclusion on the Arlington Subsidized Housing Inventory. Describe the number, locations, and sizes of commercial units, if any. Indicate if units are rental or ownership.

☐ **Plans for sign permits, if signage is an element of development proposal**

☑ **Stormwater management plan**
(for stormwater management during construction for projects with new construction)

☑ **SketchUp Compatible Model, if required**

☑ **Application fee**
(The fee is $0.20 per square foot of new construction, or a minimum fee of $500. See Rule 12 of the ARB Rules and Regulations for more information.)

FOR OFFICE USE ONLY

Docket #: 3881

____ Site Plan Approved Date: _____

____ Received evidence of filing with Registry of Deeds Date: _____

____ Notified Building Inspector of Site Plan Review filing Date: _____

TOWN CLERK
ARLINGTON, MA. 02476
2025 DEC 10 PM 1:10

PLANNING & COMMUNITY DEVELOPMENT
2025 DEC -8 PM 3:29

DOCKET 3881

COVER SHEET

Application for Site Plan Review

PROPERTY AND PROJECT INFORMATION

1. Property Address 259 Broadway Arlington MA 02474

Assessors Block Plan, Block, Lot No. _____ Zoning District _____

Deed recorded in the Registry of deeds, Book 82626, Page 37

or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____

3. Present Use of Property (include # of dwelling units, if any)
4

4. Proposed Use of Property (include # of dwelling units, if any)
14 residential 2 commercial Mixed Use Building

APPLICANT INFORMATION

Applicant: Identify the person or organization requesting the Site Plan Review.

Name of Applicant(s) Stefanos Bouboulis, Mike Bouboulis

Organization 259 Broadway Realty Trust

Address 131 Johnson Rd. (Street), Winchester,MA 01890 (City, State, Zip)

Phone 6174602229 Email mihalis.bouboulis@gmail.com

Applicant Interest: The applicant must have a legal interest in the subject property

- [x] Property owner
- [ ] Purchaser by land contract
- [ ] Purchaser by option or purchase agreement
- [ ] Lessee/tenant

3. **Property Owner**: Identify the person or organization that owns the subject property

- [x] Check here if applicant is also the property owner

Name 259 Broadway Realty Trust Title _____

Organization _____ Phone _____

Address 131 Johnson Rd (Street), Winchester MA 01890 (City, State, Zip)

Phone 6174602229 Email mihalis.bouboulis@gmail.com

4. **Representative:** Identify any person representing the property owner or applicant in this matter.

Name Christopher Mulhern Title Principal

Organization Harrison Mulhern Architects Phone 781.729.3700 x 1

ddress 611 Main Street, Suite 200 (Street), Winchester, MA (City, State, Zip)

Phone 781.729.3700 x 1 Email cmulhern@hmarchitects.com

5. Site Plan Review applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)
5.8.3	Multi-family overlay district site plan review.

6. List any waivers or bonuses being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief

section(s)	title(s)
5.8.4.e(1)	Mixed use bonus

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the approval you request. Include any reasons that you feel you should be granted the requested approval.

(In the statement below, check the options that apply)

The applicant states that 259 Broadway Realty Trust is the owner ☑ or occupant ☐ or purchaser under agreement ☐ of the property in Arlington located at 259 Broadway which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☑ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the site plan be approved.

Signature of Applicant(s)

131 Johnson Rd. Winchester MA 01890 — Address

6174602229 — Phone

4. **Representative:** Identify any person representing the property owner or applicant in this matter.

Name Christopher Mulhern Title Principal

Organization Harrison Mulhern Architects Phone 781.729.3700 x 1

Address 611 Main Street, Suite 200 (Street), Winchester, MA (City, State, Zip)

Phone 781.729.3700 x 1 Email cmulhern@hmarchitects.com

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Signature of Applicant(s):

, trustee

131 Johnson Rd. Winchester MA 01890
Address

6174602229
Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 259 Broadway

Zoning District: MBMF

Applicant: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units and sizes:
Residential 3 Units

Uses and their gross square feet:
3570 SF +/-

Proposed Use/Occupancy: No. of Dwelling Units and sizes:
Retail & Residential-14 units

Uses and their gross square feet:
Retail 1220, Residential 16,377

		Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size		5914	5914	min. None
Frontage		146.66	146.66	min. None
Floor Area Ratio		N/A	N/A	max. None
Lot Coverage (%), where applicable		N/A	N/A	max. N/A
Lot Area per Dwelling Unit (sf)				min. N/A
Front Yard Depth (feet)		8.4	.5	min. 0 ft
Side Yard Width (feet)	right side			min. N/A
	left side	7.5	5.0	min. 5.0
Rear Yard Depth (feet)		15.1	20	min. 20
Height	stories	2.5	5	stories 5
	feet	32 +/-	61.17	Feet 65
Open Space (% of G.F.A. or lot size)				min. N/A
	Landscaped (sf)			(sf) N/A
	Usable (sf)			(sf) N/A
Parking Spaces (#)		3	5	min. 14* .25
Parking Area Setbacks (feet) *(where applicable)*				min. N/A
Loading Spaces (#)		None	None	min. None
Bicycle Parking	short term	Unknown	2	min. 2
	long term	Unknown	24	min. 21

[1] FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. n a separate page, provide the calculations you used o determine FAR, including the calculations for Gross Floor Area.
[2] Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height.
[3] Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA or lot size, depending on the zoning district. On a separate page, show how you determined the open space area amounts.
[4] See Section 6.1, Off-Street Parking and Section 5.9.4.F. If requesting a parking reduction, refer to Section 6.1.5.
[5] See Section 6.1.12, Bicycle Parking, or refer to the Bicycle Parking Guidelines.

IMPACT STATEMENT REQUIREMENTS – 259 Broadway Arlington, MA (the "Property")

Projects subject to Site Plan Review are subject to the following Environmental Design Review Criteria. See Section 3.4 of the Zoning Bylaw. Please submit an impact statement that describes your proposal and addresses each of the following criteria.

ENVIRONMENTAL DESIGN REVIEW CRITERIA

A.Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable,by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The existing lot is flat, with very few trees or plantings. We will minimize grade changes and replace existing trees and plantings with new material supporting the proposed design

B. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.

The proposed building follows the site organization of the existing building with the main entrance facing Broadway and secondary door/driveway facing Palmer St. The massing of the proposed building, as allowed by the Zoning By-Law Overlay District, is reduced via upper floor setbacks. Changes in material types and textures, along with a non-square form add architectural interest. We believe the color and material choices will allow this structure to properly blend into the new higher density corridor along Broadway.

C. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance. –

The building footprint, required parking, and other necessary site elements occupy most of the ground plane. The side and rear yards adjacent to existing residential uses will be planted with buffering shrubs and climbing vines. The fourth floor roof terrace will provide shaded outdoor space for the residents to share. The main grade level open space will be the enhanced streetscapes along Broadway and Palmer Streets, New street trees, decorative paving, retail storefronts, recessed lighting, and benches will enliven these spaces. Durable high quality materials will be used to create a robust and lasting pedestrian experience.

D. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The main pedestrian access to the residential and commercial spaces will be via the Broadway sidewalk. The vehicular access will be via the existing curb cut on Palmer Street. A rear entry door will connect the parking to the lobby, laundry and residential units. A secondary side door, connecting to Broadway, will provide access to the indoor bicycle storage and the lobby. The indoor bicycle storage room will accommodate residents'' bikes, with additional short term bike parking under cover on the rear sidewalk..

E. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

Per civil engineering drawings, all roof runoff will drain to a new subsurface infiltration system located under the driveway. Paved parking areas, both open and covered, will drain to a trench drain located at end of driveway, then into the underground infiltration system.

F. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground.

Per civil engineering drawings, all new utilities to proposed building to be underground.

G. Advertising Features.

Signage for residential and commercial uses will comply with the requirements of the Zoning By-Law, Section 6.2

H . Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

Transformer, standby generator, and a fenced enclosure for rolling trash containers will be located at the rear corner of the site. The two property line abutting existing residential uses will be fenced to a height of six feet, shielding the site service area from view.

I. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act. –

The building interior will be served by two enclosed fire stairs, one exiting through the residential lobby and the other exiting to a sidewalk at the rear parking area. Exterior fire exit doors will be lit by downward directed wall sconces Grade level pedestrian and covered parking areas will be served by motion activated light fixtures. Recessed commercial frontages will be illuminated by recessed downlights. The exterior lighting package will be designed to comply with the Dark Sky Initiative.

J. Heritage. =

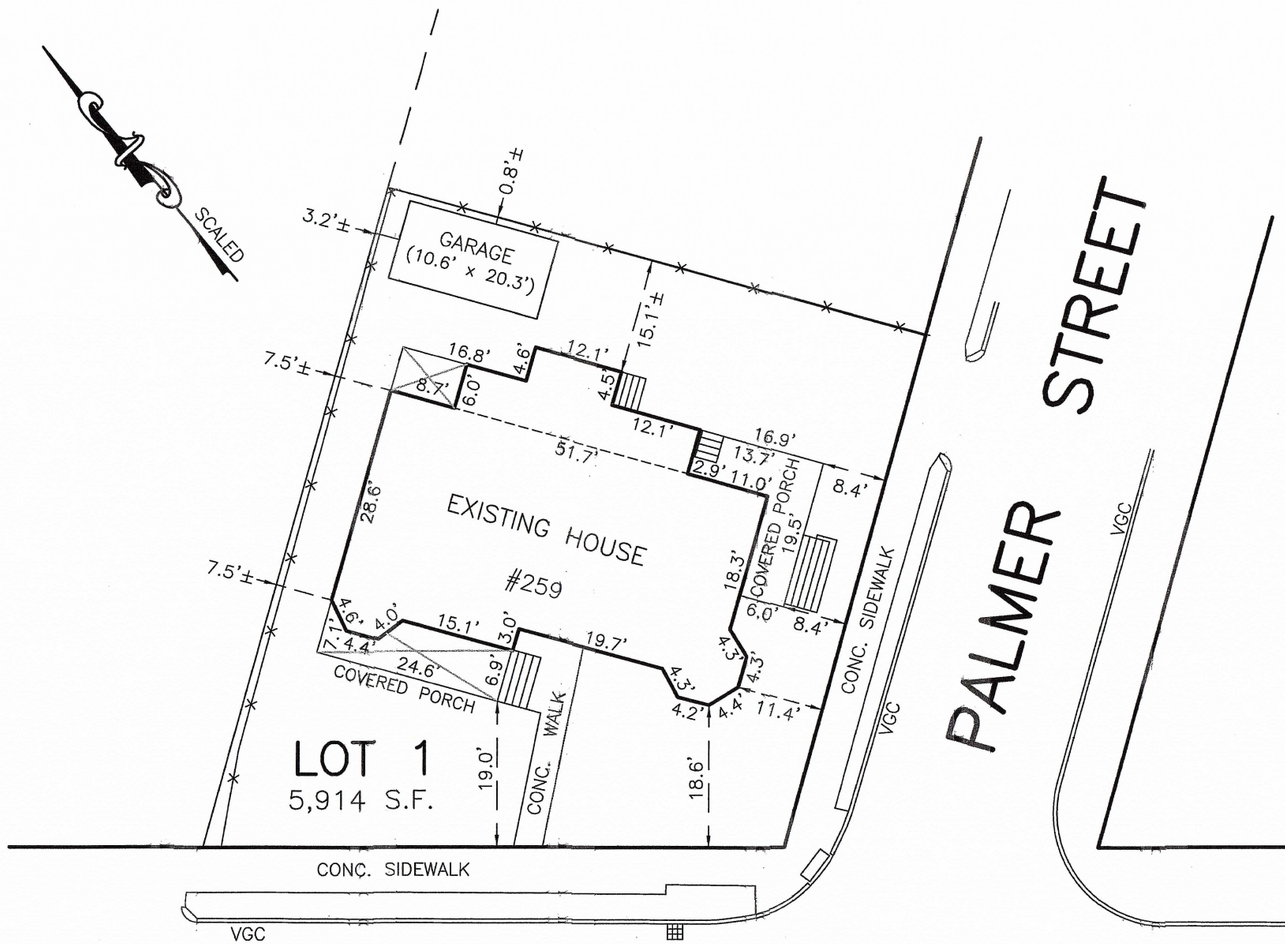
The existing structure located at the Property, which has been greatly altered since it was constructed, is included in the Arlington Historical Commission's Historic Structure Inventory. However, the Property is not located within a historic district and is not listed in the National Register of Historic Places. While the structure currently located at the Property is listed on the Massachusetts Cultural Resource Information System (MACRIS), the historical significance of the existing structure is attenuated at best, being listed as the "first two-family home in the northwest section" of a "turn-of-the-century residential development" and because it had a turret that was "preeminent". The Applicant believes that the aforementioned historical significance is not such that it would rise to a level that would dictate the structure's preservation being paramount to addressing the Town of Arlington's (and the Commonwealth's) housing needs. When the Town voted to comply with the requirements of MGL c. 40A, § 3A (the "MBTA Communities Act"), they identified this Property specifically for development in furtherance of the aforesaid promulgation. The Applicant has submitted the Property to the requirements of Title VI, Article 6, of the Town of Arlington Bylaws to respect the statutory scheme and adhere to the bylaw(s) the Property is currently required to adhere to relative to the structure's demolition and the Property's redevelopment.

K. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment. –

Light colored siding materials and white roof membranes will be used to minimize the Urban Heat Island effect of this building. Energy recovery systems within the structure will minimize the heat transfer to the local microclimate. New street trees and evergreen hedges will soften the street level and shade the street.

L. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

In accordance with the current energy code requirements, this building is being designed to the Passive House standard. This stringent set of requirements includes very tight thermal envelope, energy recovery ventilation, all electric heating and cooling, energy star appliances, and heat pump hot water generation. These mandates exceed the voluntary requirements of the LEED program. By adopting this standard, Arlington is leading the way in energy conservation for new construction.



BROADWAY

(PUBLIC – 64' WIDE)

PLAN OF LAND IN ARLINGTON, MA.

SCALE: 1"=20'
DATE: JUNE 3, 2024

0' 10' 20' 40' 60'

I CERTIFY THAT THIS BUILDING IS LOCATED ON THE GROUND AS SHOWN.

DATE: JUNE 3, 2024

PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
JAY JAROSZ
No. 47384
PROFESSIONAL LAND SURVEYOR

(6.3.24)
(PLS)

OWNER:
259 BROADWAY REALTY TRUST
Parcel I.D. 42.0 – 5 – 11.0
ZONE: R2

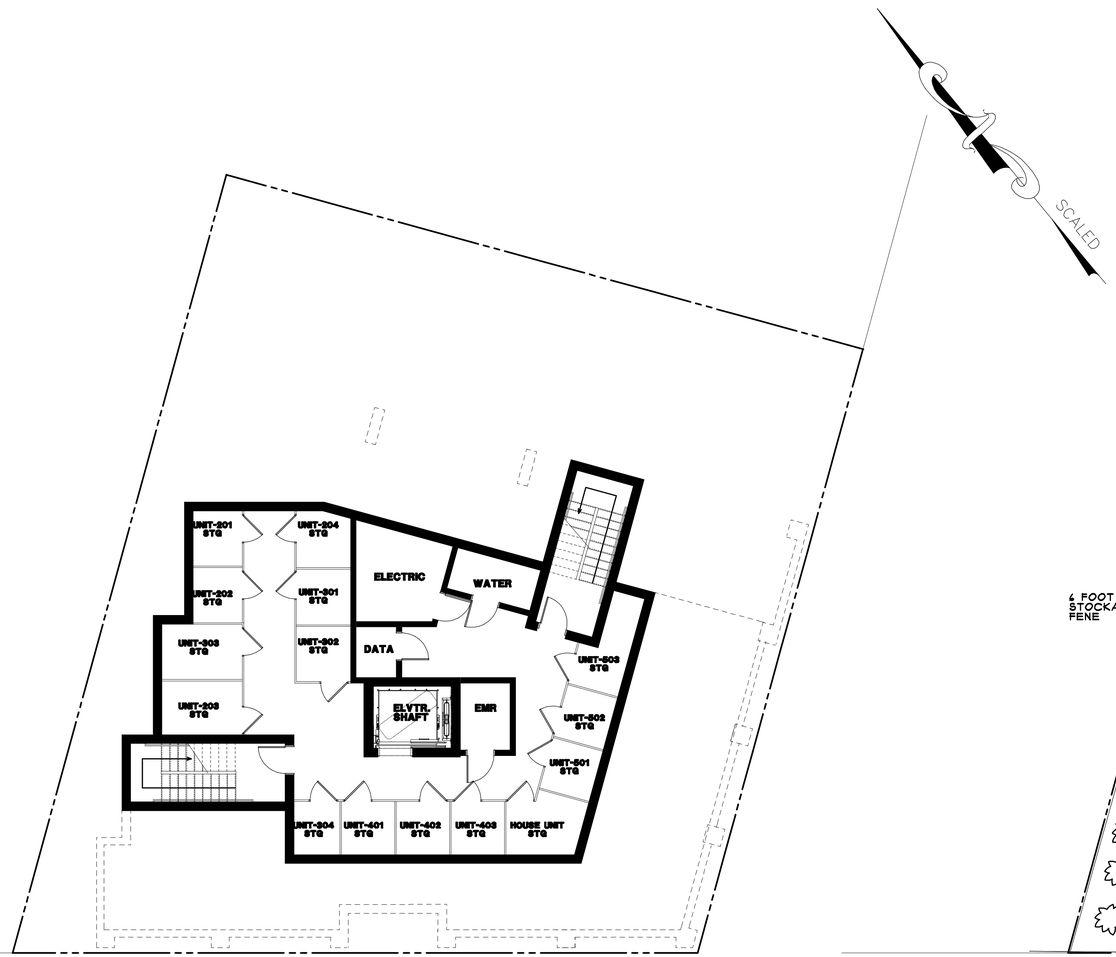
Deed Reference
Bk. 82626 Pg. 37
Middlesex South
Registry of Deeds

JAROSZ LAND SURVEYING
5 WILSON STREET
SAUGUS, MA. 01906
jj1717@comcast.net
Phone: (781)-710-8484

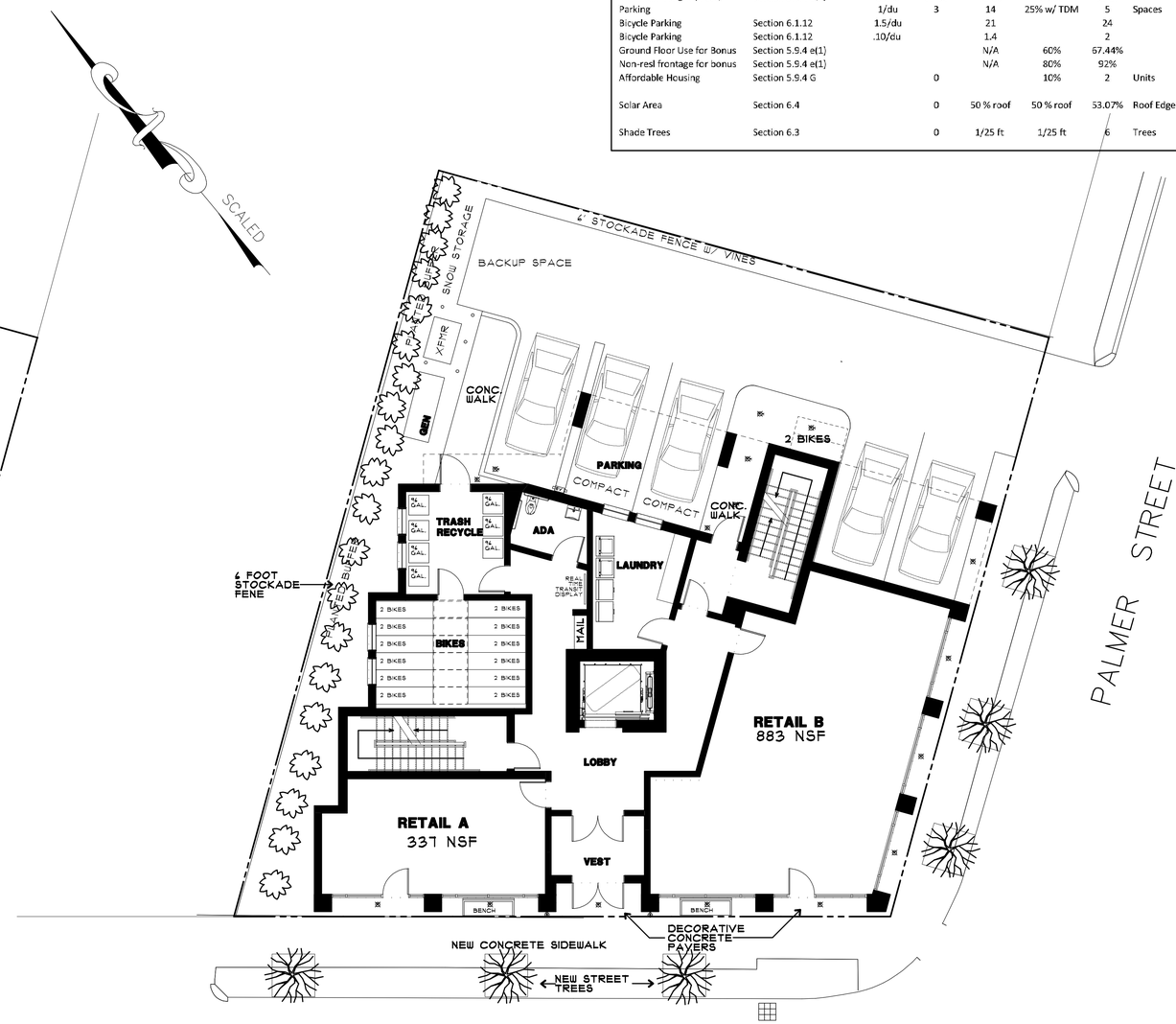
259 Broadway, Arlington, MA 02474

Zoning Summary

	Reference Section	R-2 Zone	Existing	MBMF	Bonus MBMF	Proposed	
Lot size	Section 5.9.4 D(8)	6000	5914	None	None	5914	SQ. FT.
Lot Frontage	Section 5.9.4 D(8)	60	146.66	None	None	146.66	FT
Yards							
	Front	15	11.4	15	0	0	FT
	Side	10	7.5	5		5	FT
	Rear	20	15.1	20		20	FT
FAR		N/A		None	None		
Dwelling Units			1			14	Units
Open Space Percent	Section 5.9.4 D(8)	30%		None	None		
Green Space Useable	Section 5.9.4 D(8)	10%		None	None		
Lot Coverage	Section 5.9.4 D(8)	35%		None	None		
Maximum Height (Stories	Section 5.9.4 e(1)	2.50	2.50	4.00	5.00	5.00	Stories
Maximum Height (Feet)	Section 5.9.4 e(1)	35.00	37.00	52.00	65.00	61.17	Feet
Parking		1/du	3	14	25% w/ TDM	5	Spaces
Bicycle Parking	Section 6.1.12	1.5/du		21		24	
Bicycle Parking	Section 6.1.12	.10/du		1.4		2	
Ground Floor Use for Bonus	Section 5.9.4 e(1)			N/A	60%	67.44%	
Non-resl frontage for bonus	Section 5.9.4 e(1)			N/A	80%	92%	
Affordable Housing	Section 5.9.4 G		0		10%	2	Units
Solar Area	Section 6.4		0	50 % roof	50 % roof	53.07%	Roof Edge Deducted
Shade Trees	Section 6.3		0	1/25 ft	1/25 ft	6	Trees



BASEMENT LEVEL



BROADWAY

GROUND FLOOR PLAN

TOTAL AREA = 2,932 S.F.

(PUBLIC - 64' WIDE)

LIGHTING KEY

- RECESSED DOWNLIGHT 6" DIAMETER
- WALL MOUNTED EXIT LIGHT DOOR ONLY
- DECORATIVE WALL SCONCE UP AND DOWN
- MOTION ACTIVATED RECESSED DOWNLIGHT

SCALE: 1/8"=1'-0"

REVISIONS:

ARLINGTON REDEVELOPMENT AUTHORITY FILING 12.05.2025

PLOT SCALE: 1/8" = 1'-0" 12/5/2025 10:30 AM

HARRISON MULHERN ARCHITECTS
611 Main Street, Suite 200
Winchester, MA 01890
v. 781-729-3700 f. 781-729-3672
email: cmulhern@hmarchitects.com

259 BROADWAY

RESIDENTIAL DEVELOPMENT
259 Broadway
Arlington, MA 02474
Homer Contracting, Arlington, MA

BASEMENT & GROUND FLOOR PLANS

LIC. NO. 6710

A1.0

12.05.2025

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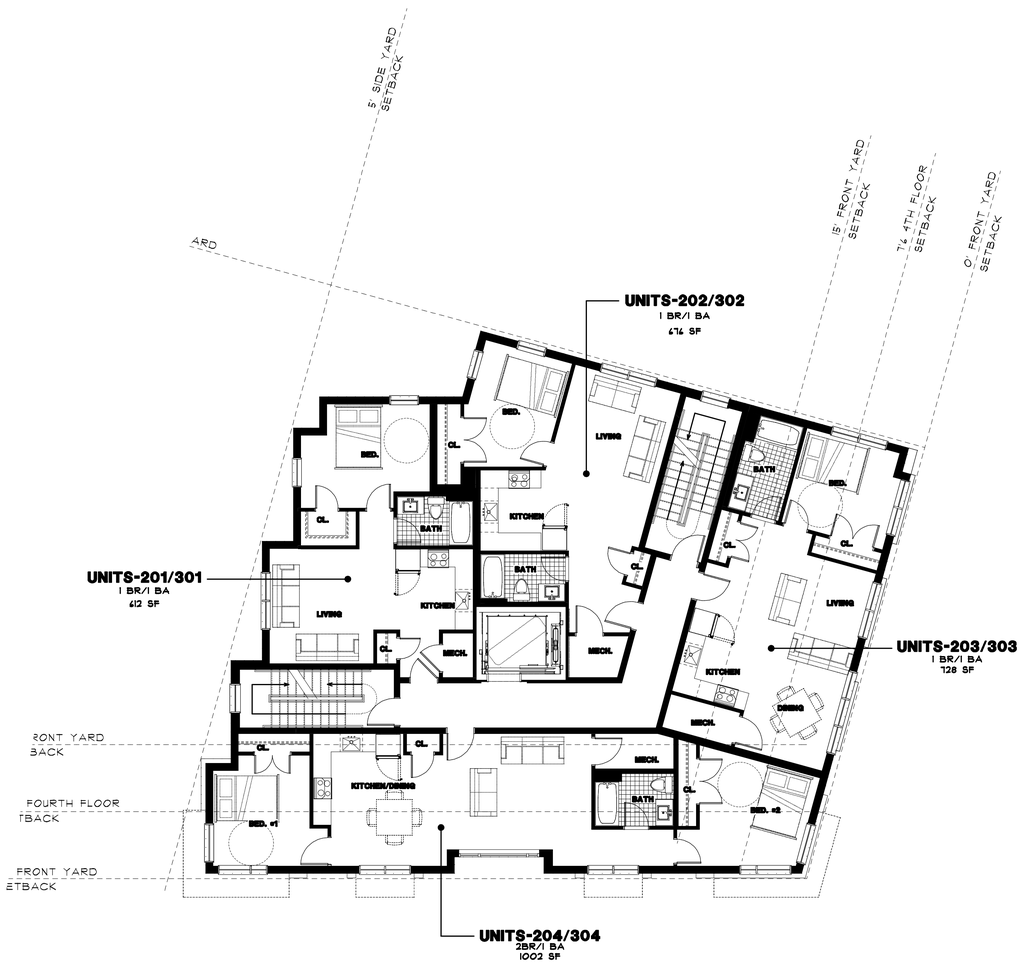
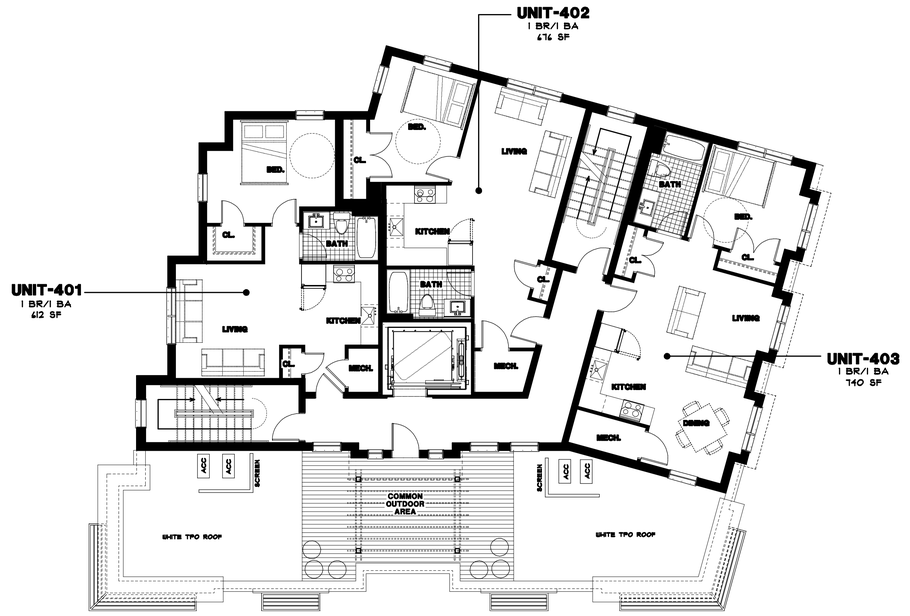
PREPARED FOR: C:\USERS\CMULHERN\DESKTOP\BROADWAY\BROADWAY_BASEMENT & GROUND FLOOR PLANS_2025.DWG



SECOND / THIRD FLOOR PLAN

TOTAL AREA = 3,678 S.F.



FOURTH FLOOR PLAN

TOTAL AREA = 2,697 S.F.

SCALE: 1/8" = 1'-0"

NORTH

REVISIONS:

ARLINGTON REDEVELOPMENT AUTHORITY FILING 12.05.2025

PLOT SCALE: 1/8" = 1'-0" 12/5/2025 10:23 AM

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RESIDENTIAL DEVELOPMENT
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Arlington, MA 02474
Homer Contracting, Arlington, MA

SECOND/THIRD & FOURTH FLOOR PLANS

LIC. NO. 6710

A1.1
12.05.2025

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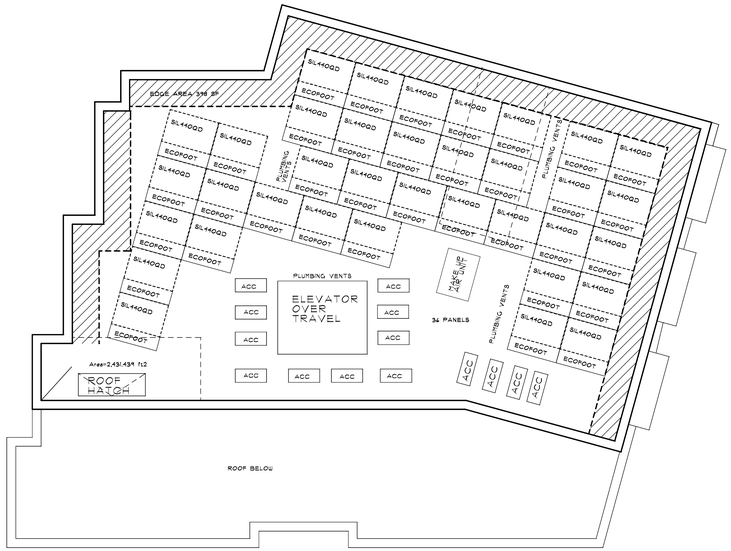
M:\PROJECTS\CONSTRUCTION\259 BROADWAY\REVIT_2025\259_BROADWAY_

FIFTH LEVEL



ROOF LEVEL

SCALE: 1/8"=1'-0"

NORTH

REVISIONS:

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PLOT SCALE: 1/8" = 1'-0" 11/20/2025 10:09 AM

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RESIDENTIAL DEVELOPMENT
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Homer Contracting, Arlington, MA

FIFTH FLOOR & ROOF PLANS

LIC. NO. 6710

A1.2

12.05.2025

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PREMISES CAMTA-24 BROADWAY\CHOICE24 BROADWAY_DETAILS_25OCT25.RVT

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

0 5 10

SCALE: 1/4"=1'-0"

REVISIONS:

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PLOT SCALE: 1.0' = 1.0" 11/20/2025 5:29 PM

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RESIDENTIAL DEVELOPMENT
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EXTERIOR ELEVATIONS

LIC. NO. 6710

A2.1

12.05.2025

P:\REVISIONS CONSTR-254 BROADWAY\SHOP\254 BROADWAY SHEET A3_2 11.03.25.ASC

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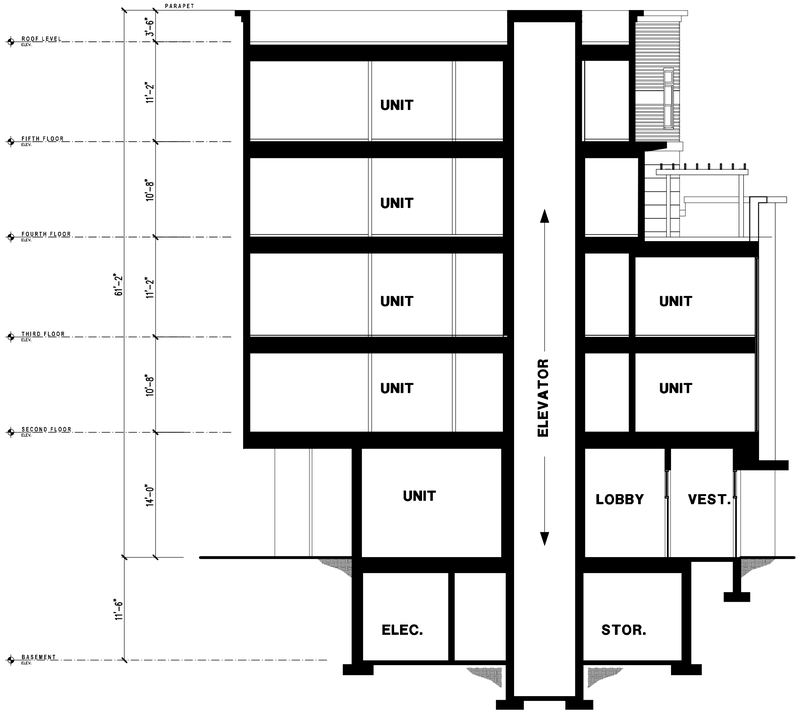

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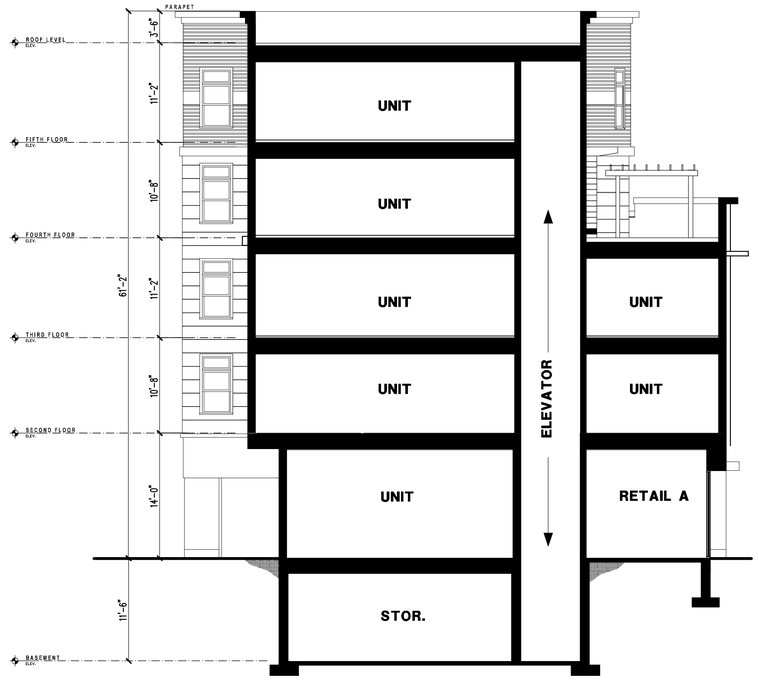

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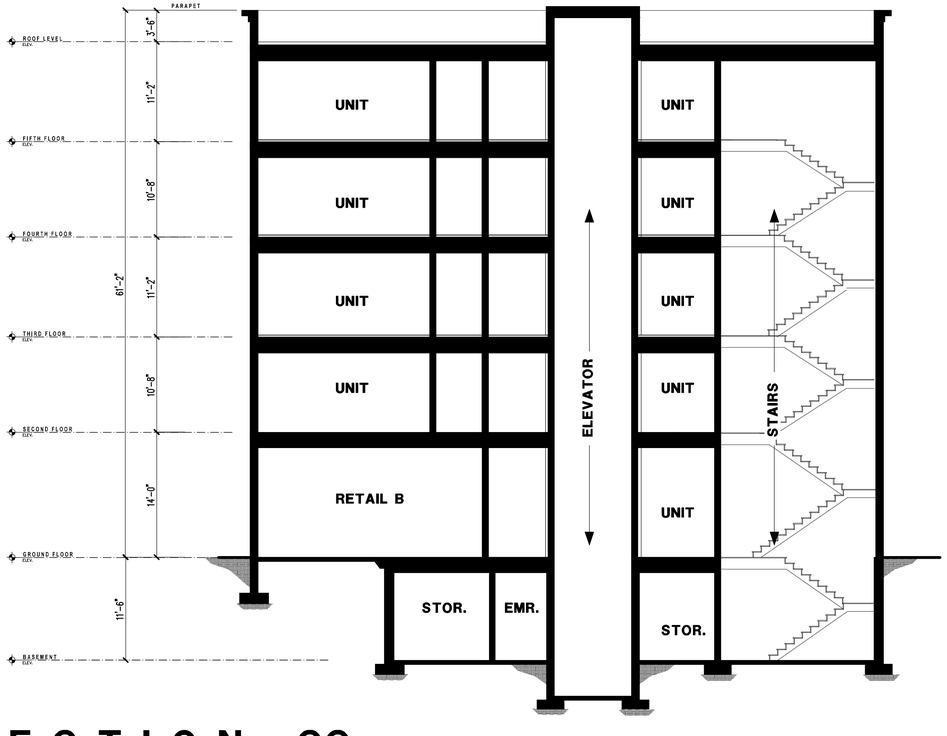

SECTION - CC

SCALE: 1/4"=1'-0"

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Homer Contracting, Arlington, MA

SECTIONS

LIC. NO. 6710

A3.1

12.05.2025

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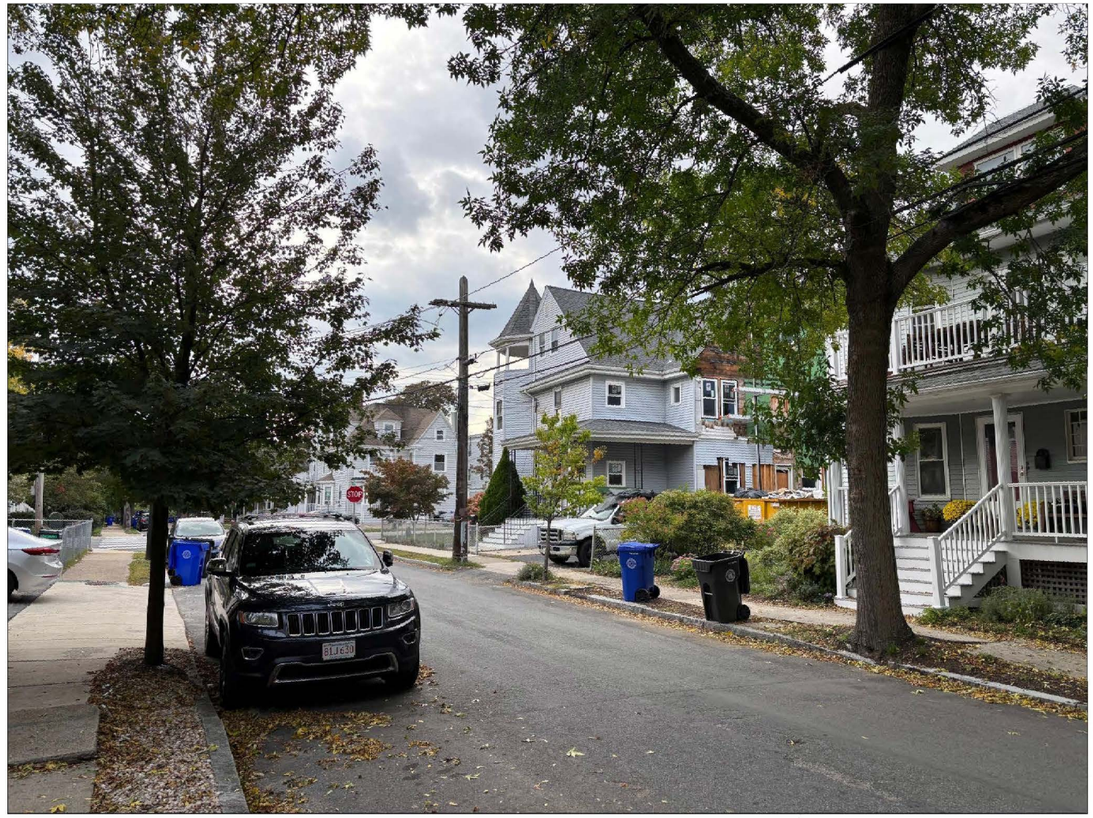
PLOT SCALE: 1/8" = 1'-0" 11/20/2025 5:25 PM
P:\ARCHIVE\ CONSTR-25\259 BROADWAY\SHEETS\A3_2*2025.ARC

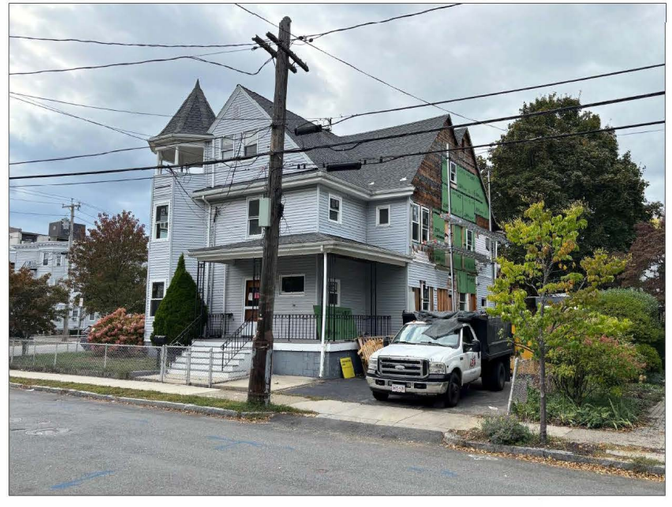
VIEW 2
PALMER STREET
(LOOKING NORTH)



VIEW 3
PALMER STREET
(LOOKING SOUTH)

BROADWAY

BROADWAY



PALMER STREET

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Arlington, MA 02474
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EXISTING SITE PHOTOS

LIC. NO. 6719

A5.1
12.05.2025

PLOT SCALE: 1/8" = 1'-0" PLOTTED: 4:49 PM
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WARM WHITE

NICHIHA
SMOOTH PANELS
WHITE - 1'-6" X 6'-0" PANELS

RIBBED

NICHIHA
RIBBED PANELS
IVORY - 1'-6" X 10'-0" PANELS

ALUMINUM CLAD PANEL (ACM)
GRAY

LATURA V-GROOVE
Gray

NICHIHA
LATURA V-GROOVE PANELS
GRAY - 1'-6" X 10'-0" PANELS

Cypress

AZEK
TIMBERTECK
CYPRUS

WARM WHITE

NICHIHA
SMOOTH PANELS
YELLOW - 1'-6" X 6'-0" PANELS

MORIN BRICK
ACADEMY SMOOTH NARROW FLASHED RANGE

CAST STONE
LIGHT GRAY

GLAZING (STOREFRONT & UNIT)
SOLARBAN 60
CLEAR

KAWNEER STOREFRONT FRAMING
BLACK ANODIZED ALUMINUM
UNIT WINDOW FRAMES SIMILAR

VIEW 1 - BROADWAY (LOOKING EAST)

REVISIONS:

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MATERIALS & BROADWAY VIEW

LIC. NO. 6710

A5.2
12.05.2025

PLOT SCALE: 1/8" = 1'-0" 24X36 2:1

VIEW 2 - PALMER STREET (LOOKING NORTH)

REVISIONS:

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VIEW FROM CROSSWALK

LIC. NO. 6719

A5.3

12.05.2025

PLOT SCALE: 1.0' = 1'-0" 11/6/2025 8:47:11 PM

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VIEW 3 - PALMER STREET (LOOKING SOUTH)

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VIEW FROM PALMER STREET

LIC. NO. 6719

A5.4

12.05.2025

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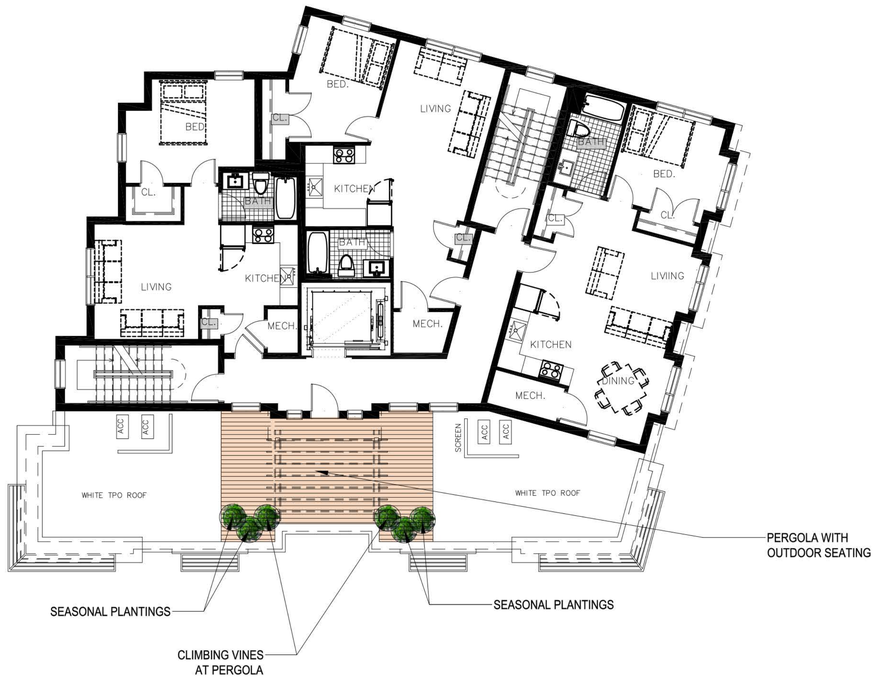


ROOF DECK LANDSCAPE

FIRST FLOOR LANDSCAPE

0' 8' 16' 24'

SCALE: 1/8" = 1'

HEDLUND DESIGN GROUP LLC
Landscape Architecture + Planning
10 Central Street, Arlington MA 02476 USA
t 617-826-9302 w www.hedlunddesign.com

No.	Description	Date
1	CONCEPT LANDSCAPE PLAN	11-25-2025

DWG ISSUE & REVISION HISTORY

Stamp

Project Title:

529 Broadway
Arlington, MA

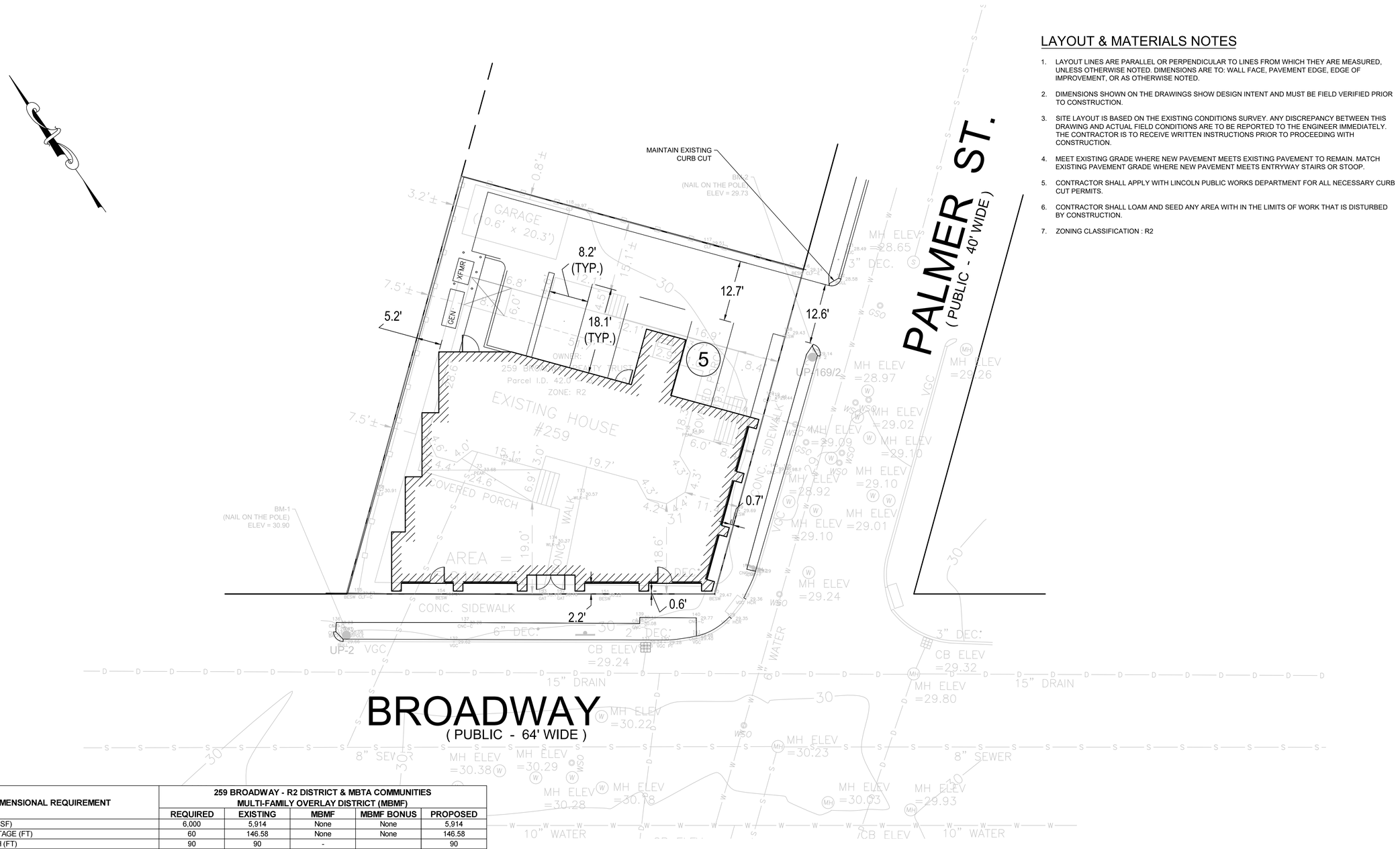
Drawing Title:

CONCEPT
LANDSCAPE PLAN

Project No. 25-1106
Drawn By: PWH
Checked By: PWH
Scale: AS NOTED
Date: December 2, 2025

Drawing No. L1

12/2/25 11:45:43 AM H:\25-2025 Projects\25-1106 259 Broadway\CAD\DD\Plots\Landscape-Plan.dwg



LAYOUT & MATERIALS NOTES

1. LAYOUT LINES ARE PARALLEL OR PERPENDICULAR TO LINES FROM WHICH THEY ARE MEASURED, UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO: WALL FACE, PAVEMENT EDGE, EDGE OF IMPROVEMENT, OR AS OTHERWISE NOTED.
2. DIMENSIONS SHOWN ON THE DRAWINGS SHOW DESIGN INTENT AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. SITE LAYOUT IS BASED ON THE EXISTING CONDITIONS SURVEY. ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS TO RECEIVE WRITTEN INSTRUCTIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. MEET EXISTING GRADE WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT TO REMAIN. MATCH EXISTING PAVEMENT GRADE WHERE NEW PAVEMENT MEETS ENTRYWAY STAIRS OR STOOP.
5. CONTRACTOR SHALL APPLY WITH LINCOLN PUBLIC WORKS DEPARTMENT FOR ALL NECESSARY CURB CUT PERMITS.
6. CONTRACTOR SHALL LOAM AND SEED ANY AREA WITH IN THE LIMITS OF WORK THAT IS DISTURBED BY CONSTRUCTION.
7. ZONING CLASSIFICATION : R2

DIMENSIONAL REQUIREMENT	259 BROADWAY - R2 DISTRICT & MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MBMF)				
	REQUIRED	EXISTING	MBMF	MBMF BONUS	PROPOSED
MIN. LOT AREA (SF)	6,000	5,914	None	None	5,914
MIN. LOT FRONTAGE (FT)	60	146.58	None	None	146.58
MIN. LOT DEPTH (FT)	90	90	-		90
MIN. FRONT YARD (FT)	0	8.4	15	0	0.6
MIN. SIDE YARD (FT)	0	7.5	5		5.2
MIN. REAR YARD (FT)	18.1	7.5	20		5.2
MIN. FRONT YARD (FT) - ACCESSORY	20	50.2	-		-
MIN. SIDE YARD (FT) - ACCESSORY	6	0.8	-		-
MIN. REAR YARD (FT) - ACCESSORY	6.0	0.8	-		-
MIN. % LANDSCAPED OPEN SPACE	10	38.4	None	None	11.6
MIN. % USABLE OPEN SPACE	30	38.4	None	None	11.6
MAX. % LOT COVERAGE	35	32.6	None	None	49.6
MAX. BUILDING HEIGHT (STORIES)	2.5	2.5	4.0	5.0	5.0
MAX. BUILDING HEIGHT (FT)	35	40	52.0	65.0	61.7
FLOOR AREA RATIO (FAR)	-	18.0	-	-	-
PARKING (SPACES)	1/DU	3	14	25% W/TDM	5
BICYCLE PARKING (SPACES)	1.5/DU	-	21	-	24
BICYCLE PARKING (SPACES)	0.10/DU	-	1.4	-	2
GROUND FLOOR USE FOR BONUS (%)	-	-	-	60%	67.44%
NON-RESL FRONTAGE FOR BONUS (%)	-	-	-	80%	92%
AFFORDABLE HOUSING (UNITS)	-	0	-	-	2
SOLAR AREA (5)	-	0	50% ROOF	50% ROOF	~~35.89%~~ 53.07%
SHADE TREES (TREES)	-	0	1/25 FT	1/25 FT	6

0 10 20 50 FEET

1"= 10'

REVISIONS:

PLOT SCALE: 1" = 10' ©WMGOOFFSOUNETME

Civil Engineer:

WMG
Waterfield Design Group
50 Cross Street | Winchester, Massachusetts | 01890
T 781.756.0001 F 781.756.0007

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259 BROADWAY
RESIDENTIAL DEVELOPMENT
259 Broadway
Arlington, MA 02474
Homer Contracting, Arlington, MA

LAYOUT MATERIALS

LIC. NO. 6710

C1.0

11.7.25

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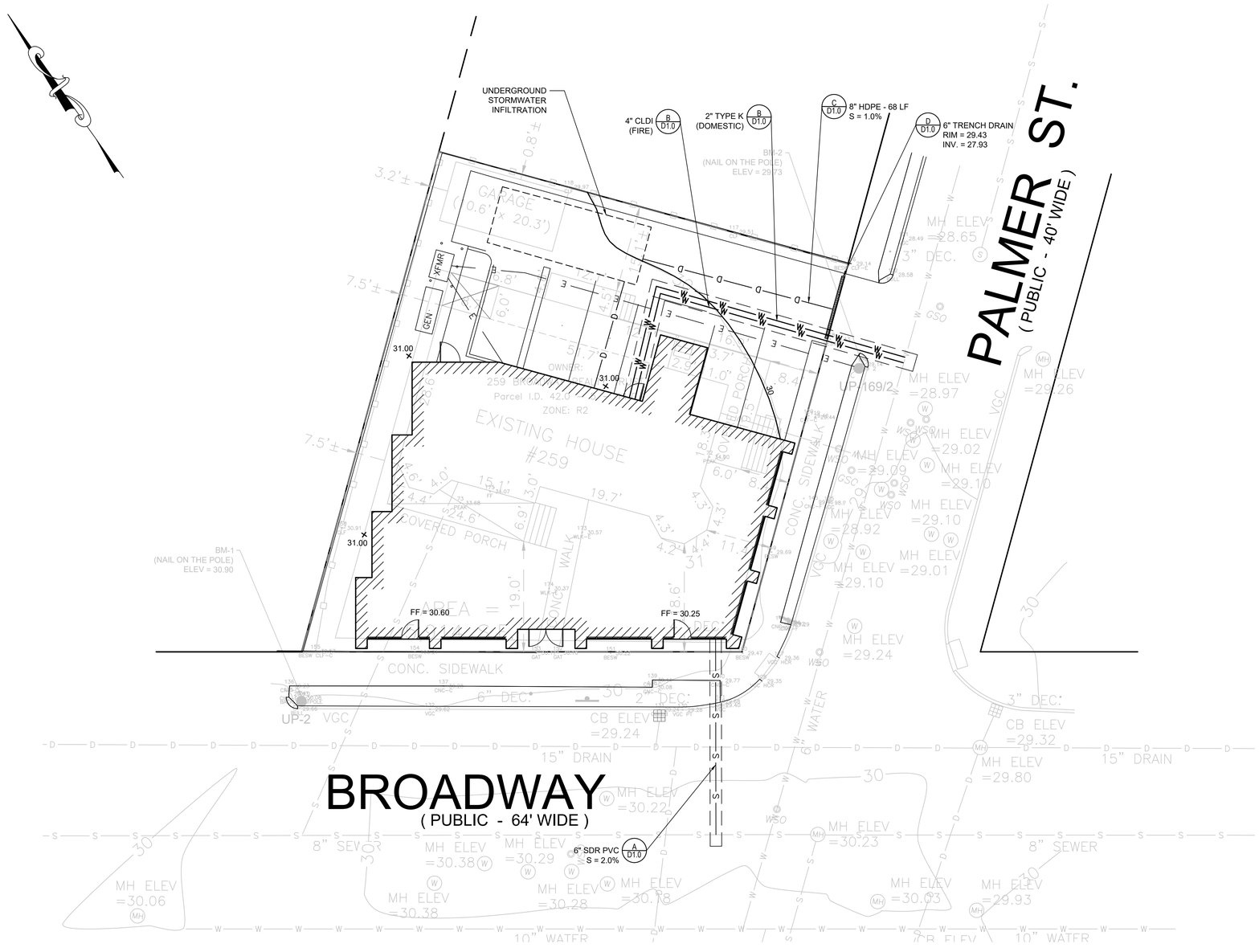

DRAINAGE & UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO ANY DISRUPTION OF EXISTING INDIVIDUAL UTILITY SERVICE CONNECTIONS, INCLUDING WATER, ELECTRICITY, TELEPHONE, GAS AND CABLE TELEVISION, RESULTING FROM THE CONTRACTOR'S WORK.
2. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION ACTIVITIES NEAR UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY REPRESENTATIVE. THE CONTRACTOR MUST CALL "DIG-SAFE 888-344-7233" PRIOR TO ANY UNDERGROUND WORK.
3. ALL PROPOSED CATCH BASINS SHALL HAVE 4' DEEP SUMPS AND SHALL BE FITTED WITH CAST IRON HOODS.
4. CONTRACTOR TO CONFIRM THAT EXISTING ABANDONED UNDERGROUND UTILITIES ENCOUNTERED DURING CONSTRUCTION ARE SHUT OFF AT THE PUBLIC RIGHT-OF-WAY.
5. IN THE EVENT THAT CATCH BASIN INVERTS ARE LESS THAN 4'-0" BELOW PROPOSED RIM ELEVATION THE CONTRACTOR SHALL USE A FLAT TOP SLAB AS OPPOSED TO A CONE RISER.
6. WHEN TAPPING EXISTING PRECAST MANHOLES DRILL HOLES AT 4 INCHES CENTER TO CENTER AROUND THE PERIPHERY OF THE OPENING TO CREATE A PLANE OF WEAKNESS PRIOR TO BREAKING THE SECTION OUT.
7. ALL NEW DRAINAGE PIPES SHALL BE CAPPED UNTIL ALL DRAINAGE ITEMS ASSOCIATED WITH THE NEW UNDERGROUND STORM WATER STORAGE UNITS ARE INSTALLED AND CONSTRUCTION IS COMPLETE WITH SITE BEING STABILIZED WITH A HEALTHY STAND OF GRASS. CONTRACTOR SHALL COORDINATE WITH ENGINEER REGARDING THE REMOVAL OF CAPS UPON COMPLETION OF CONSTRUCTION
8. UPON COMPLETION OF CONSTRUCTION CONTRACTOR SHALL PROVIDE VISUAL INSPECTION OF ALL DRAIN LINES WITHIN ON THE SITE PROPERTY. ENGINEER SHALL REVIEW AND APPROVE OF DRAIN LINE INSPECTIONS INCLUDING ANY VIDEO INSPECTIONS BEFORE FINAL PAYMENT IS APPROVED.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY PROTECTION OR DISMANTLING AND REPAIR REQUIRED TO MAINTAIN SITE FEATURES AND TO COMPLETE THE WORK DESCRIBE.
10. CONTRACTOR SHALL SAWCUT THE EDGES OF ALL PAVEMENT SURFACES AND REPLACE WITH MATCHING, IN-KIND MATERIALS WHEN COMPLETED. WHERE CONCRETE, A THERMAL EXPANSION JOINT SHALL BE INSTALLED ON ONE JOINT AND A COLD JOINT IS ALLOWED ON THE OTHER. WHERE BITUMINOUS CONCRETE, NEW JOINTS SHALL BE INFRARED HEAT TREATED AND SEALED BY A TACK COAT TO PROTECT AND CONCEAL THE JOINT BELOW. COLD PATCH BITUMINOUS CONCRETE IS NOT ALLOWED.
11. ALL BRICK, CONCRETE, BITUMINOUS CONCRETE, AND ANY OTHER SURFACE MATERIAL AND ASSOCIATED SUBBASE MATERIALS DISTURBED FOR PIPE TRENCHING SHALL BE REESTABLISHED AND RESURFACED TO MATCH EXISTING SURFACE AND SUBBASE.
12. ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE TOWN SHALL BE LEGALLY DISPOSED OF OFFSITE BY THE CONTRACTOR.
13. UPON COMPLETION OF CONSTRUCTION ENTIRE SITE SHALL BE CLEANED OF ALL DUST AND DEBRIS.
14. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE BASED ON RECORD INFORMATION PROVIDED BY OTHERS. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED. NOR IT IS WARRANTED THAT ALL EXISTING UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
15. CONTRACTOR SHALL SUBMIT RED LINE DRAWINGS AND AN AS-BUILT PLAN IN CAD FORMAT UPON SUBSTANTIAL COMPLETION OF WORK.
16. WHERE CONNECTIONS TO EXISTING SYSTEMS ARE PROPOSED, LOCATIONS, SIZES, AND MATERIALS OF EXISTING SERVICES SHALL BE CONFIRMED WITH THE OWNER AN APPROPRIATE UTILITY PROVIDERS PRIOR TO ORDERING MATERIALS.
17. LIMITS OF CONSTRUCTION AND SITE DISTURBANCE SHALL BE REVIEWED BY THE OWNER PRIOR TO PERFORMING THE WORK.
18. WHERE EXISTING MANHOLES, CATCH BASINS, OR HANDHOLES ARE LOCATED NEAR PROPOSED WATER PIPES, THE WATER PIPES SHALL BE INSULATED IN ACCORDANCE WITH TOWN OF ARLINGTON REQUIREMENTS.
19. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN.
20. CONTRACTOR SHALL REESTABLISH EXISTING STRUCTURES TO THE SAME OR BETTER STRUCTURAL CAPABILITIES UPON COMPLETION OF CAPPING AND CONNECTING PROPOSED PIPES.

LEGEND

- D D — DRAIN LINE
- W W — WATER LINE
- S S — SEWER LINE
- E — ELECTRICAL LINE
- UNDERGROUND STORMWATER STORAGE
- TRENCH DRAIN

REVISIONS:

Civil Engineer:
WG
Waterfield Design Group
50 Cross Street | Winchester, Massachusetts | 01890
T 781.756.0001 F 781.756.0007

HARRISON MULHERN ARCHITECTS
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email: cmulhern@hmarchitects.com

259 BROADWAY
RESIDENTIAL DEVELOPMENT
259 Broadway
Arlington, MA 02474
Homer Contracting, Arlington, MA

DRAINAGE & UTILITIES & GRADING

LIC. NO. 6710

C1.1
11.7.25

PLOT SCALE: 1" = 10'
ID:\ROADOFF\DGN\TEMP.DWG

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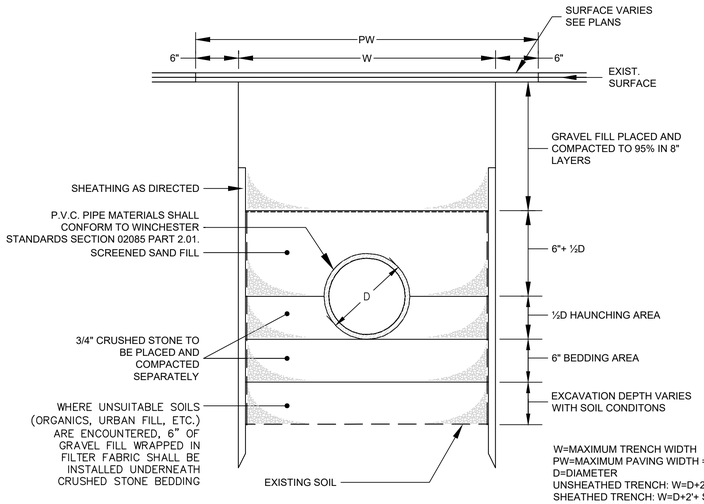
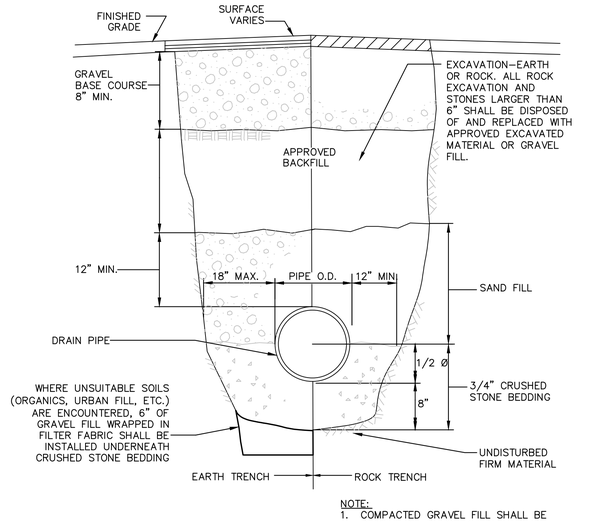


W=MAXIMUM TRENCH WIDTH
PW=MAXIMUM PAVING WIDTH =W+1'
D=DIAMETER
UNSHEATHED TRENCH: W=D+2' (3' MIN.)
SHEATHED TRENCH: W=D+2'+ SHEATHING WIDTH:
4' MIN WITH OUT WALERS
5' MIN. WITH WALERS
TRENCH BOX OR HYDRAULIC SHORING:
W=D+2'+ [WALL SHEILD WIDTH ±8"]+1' FOR TRENCH E

A SEWER TRENCH

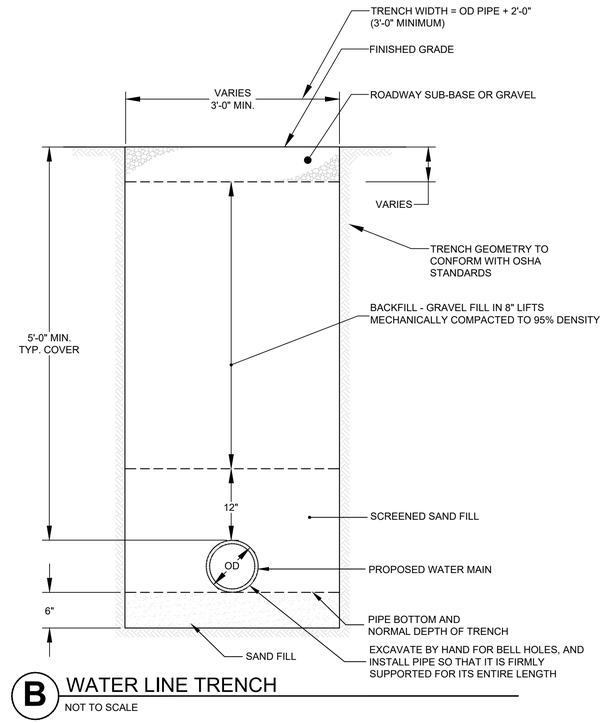
SCALE: N.T.S.



NOTE:
1. COMPACTED GRAVEL FILL SHALL BE PLACED IN TRENCH AT ALL AREAS WHERE OTHER FILL IS NOT SPECIFIED.

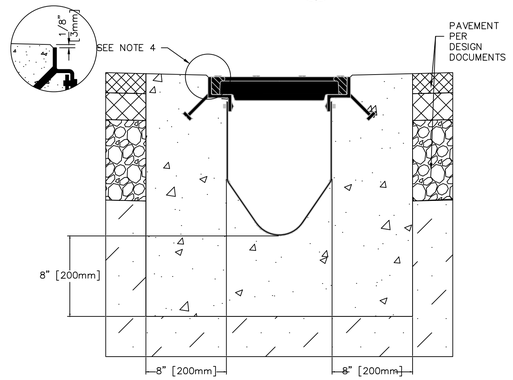
C DRAIN PIPE TRENCH

NOT TO SCALE



B WATER LINE TRENCH

NOT TO SCALE



NOTES:

1. MINIMUM CONCRETE STRENGTH = 4,000 PSI. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
2. INSTALL EXPANSION JOINTS, CONTRACTION CONTROL JOINTS, AND REINFORCEMENT ACCORDING TO CONCRETE SPECIFICATIONS.
3. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
4. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
5. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

D 6" TRENCH DRAIN

NOT TO SCALE

REVISIONS:

Civil Engineer:

Waterfield Design Group
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259 BROADWAY

RESIDENTIAL DEVELOPMENT
259 Broadway
Arlington, MA 02474
Horner Contracting, Arlington, MA

DETAILS

LIC. NO. 6710

D1.0

11.7.25

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PLOT SCALE: 1" = 10'
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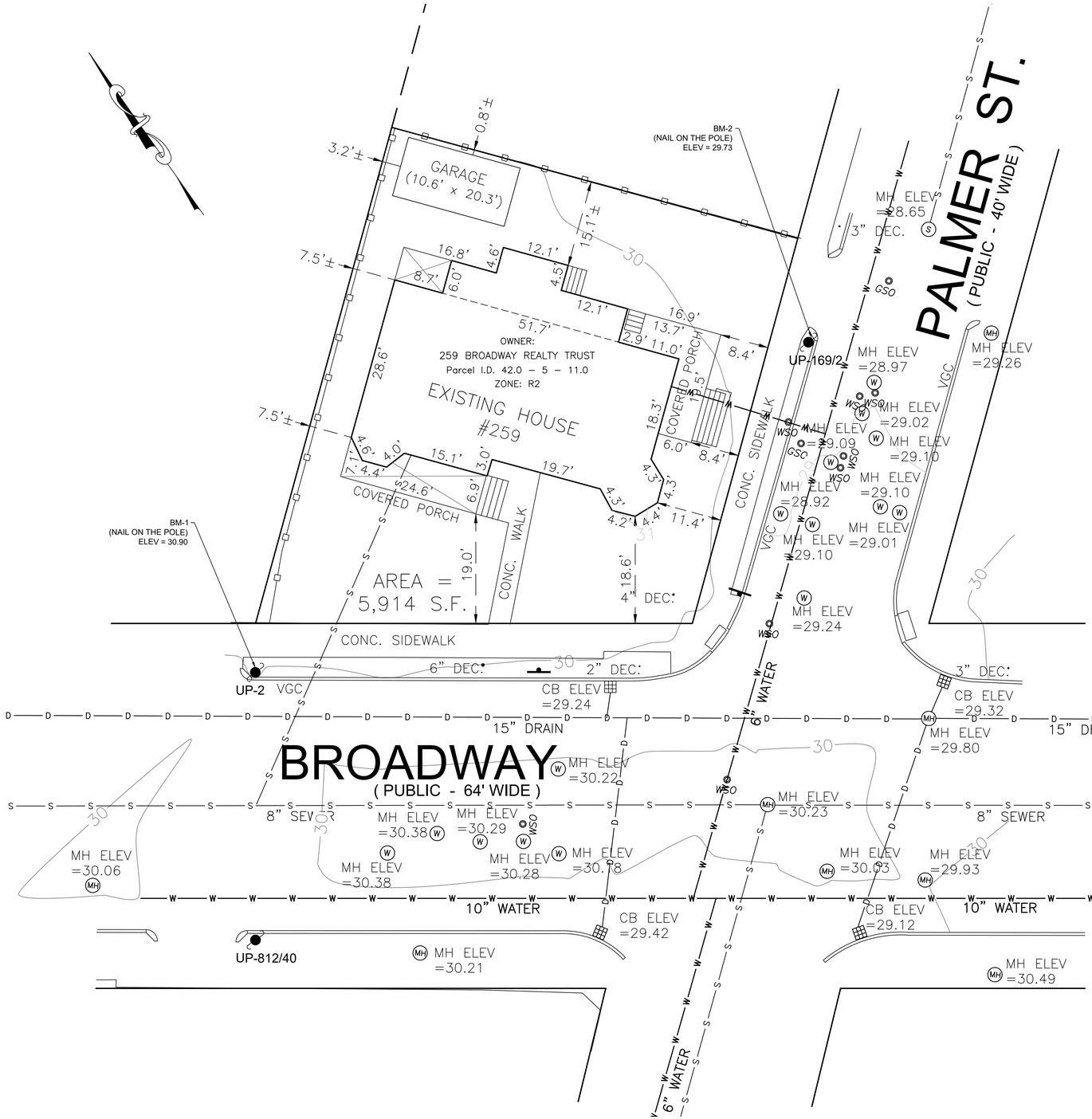


NOTES

1. THIS PLAN REPRESENTS THE SITE CONDITIONS FROM AN ON THE GROUND SURVEY CONDUCTED BY WATERFIELD DESIGN GROUP ON OCTOBER 7, 2025.
2. ELEVATION DATUM IS WAKEFIELD TOWN BASE. HORIZONTAL DATUM IS ASSUMED.
3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
4. THE PROPER UTILITY COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD BEFORE ANY WORK ON THIS PROJECT IS PERFORMED. CONTACT THE DIG SAFE CENTER AT 1-888-344-7233 OR (811), SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.
5. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF WATERFIELD DESIGN GROUP. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PART FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFORE BY WATERFIELD DESIGN GROUP.
6. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS. SEE NOTE 1.
7. THE STATUS OF UTILITIES, (ACTIVE, ABANDONED, OR REMOVED) IS AN UNKNOWN CONDITION UNLESS OTHERWISE NOTED.
8. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILED UTILITY INFORMATION IS NOT EXACT AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
9. UTILITY INFORMATION SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ENGINEER SHALL BE CONTACTED IN THE EVENT THAT THE UTILITY PLAN IS NOT ACCURATE.

LEGEND

- MH — MANHOLE
- D — DRAIN MANHOLE
- S — SEWER MANHOLE
- CATCH BASIN
- WSO — WATER SHUT OFF
- GSO — GAS SHUT OFF
- SIGN POST
- 4" DEC. — DECIDUOUS TREE WITH DIAMETER AT BREAST HEIGHT
- UP — UTILITY POLE
- 30 — MAJOR ELEVATION CONTOUR
- 29 — MINOR ELEVATION CONTOUR
- VERTICAL GRANITE CURB (VGC)
- D — D — DRAIN LINE
- W — W — WATER LINE
- S — S — SEWER LINE

DEED & PLAN REFERENCE

DEED REFERENCE

MIDDLESEX SOUTH REGISTRY OF DEEDS

BOOK 82626 PAGE 37

PLAN REFERENCE

PLAN OF LAND IN ARLINGTON, MA DATED JUNE 3, 2024 BY JAROSZ LAND SURVEYING 5 WILSON STREET, SAUGUS, MA 01906

0 10 20 50 FEET

1"= 10'

DESIGN BY:	DRAWING TITLE: **EXISTING CONDITIONS**	CLIENT: **HOMER CONTRACTING, INC.** 259 BROADWAY ARLINGTON, MA 02474	PROJECT TITLE: **EXISTING CONDITIONS, TOPOGRAPHY AND UTILITIES SURVEY** 259 BROADWAY ARLINGTON, MASSACHUSETTS	Waterfield Design Group 50 Cross Street | Winchester, Massachusetts | 01890 T 781.756.0001 F 781.756.0007	SCALE: 1' = 10'
DRAWN BY: AM	REV / DATE / BY				DATE: 10-20-25
CHECK BY: JRM					FILENAME: W-1801
					DRAWING NUMBER: EC-1
					SHEET 1 OF 1

MARCH 21 - 9 AM

JUNE 21 - 9 AM

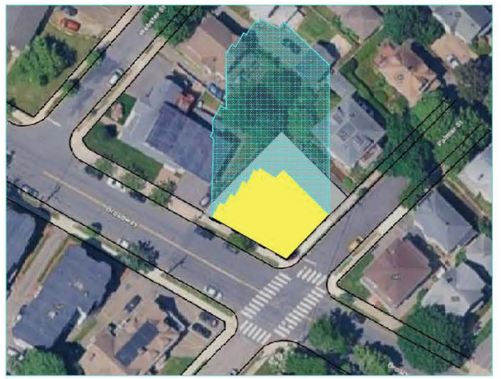
SEPTEMBER 21 - 9 AM

DECEMBER 21 - 9 AM

MARCH 21 - 12PM

JUNE 21 - 12 PM

SEPTEMBER 21 - 12 PM

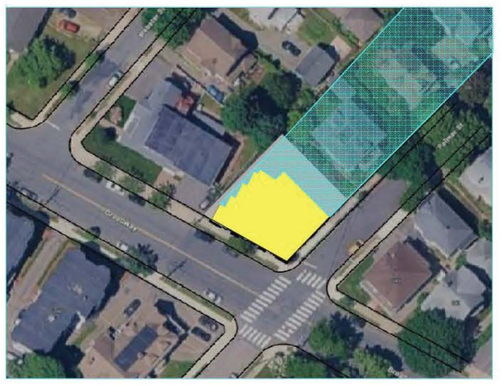


DECEMBER 21 - 12 PM

MARCH 21 - 3PM

JUNE 21 - 3 PM

SEPTEMBER 21 - 3 PM



DECEMBER 21 - 3 PM

REVISIONS:

ARLINGTON
REDEVELOPMENT
AUTHORITY
FILING 12.05.2025

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259 BROADWAY
RESIDENTIAL DEVELOPMENT
259 Broadway
Arlington, MA 02474
Homer Contracting, Arlington, MA

SHADOW DIAGRAMS

LIC. NO. 6710

A6.0

12.05.2025

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TO:	Claire Ricker, DPCD Director	DATE:	December 4, 2025
FROM:	Keri Pyke, P.E., PTOE Christa Lucas, P.E.	HSH PROJECT NO.:	2025250.00
CC:	Mike Bouboulis, Homer Contracting		
SUBJECT:	259 Broadway, Arlington, MA Transportation Demand Management (TDM) Plan		

As requested by the Town of Arlington, 259 Broadway (the Project) has developed a Transportation Demand Management (TDM) Plan. The Project is committed to implementing TDM strategies to minimize automobile usage and Project-related traffic impacts. Per the Town of Arlington Zoning Bylaw Section 6.1.5 (C), all projects requesting a parking reduction must employ at least three TDM methods. The TDM methods per the Bylaws and those that will be provided by the Project are summarized in **Table 1**.

Table 1. TDM Methods Provided by the Project (Per Bylaw 6.1.5 (C))

TDM Method	Provided by Project?
C1. Charge for parking on-site	Yes (see below)
C2. Pay a stipend to workers or residents without cars	No
C3. Provide preferential parking for carpool vehicles	N/A
C4. Provide a guaranteed emergency ride home	N/A
C5. Provide transit pass subsidies	No
C6. Provide covered bicycle parking and storage	Yes (see below)
C7. Provide bicycle or car sharing on site	No
C8. Provide showers for business or industrial uses	No
C9. Provide charging stations for electric bicycles and scooters	Yes (see below)
C10. Provide parking for cargo bikes	No
C11. Be located within a quarter-mile walk of a subway station or of a bus stop with scheduled bus service at least every 30 minutes	Yes (see below)
C12. Other means acceptable to the Special Permit Granting Authority	See below
Total Number of TDM Methods provided by Project *(3 required)*	**At least 4**

Additional TDM strategies for the Project will include, but will not be limited to:

- **General Strategies**
  - Complimentary TDM brochures and resources (Bluebikes, Massachusetts Bay Transportation Authority (MBTA), etc.).
- **Transit Strategies**
  - Orientation packets outlining transit availability for residents/employees; and
  - Real-time transit display in residential lobby (MBTA schedules and Bluebikes availability).
- **Parking Strategies**
  - Minimal parking will be available;
  - Parking space fees of at least $175/month per space are unbundled from residential fees associated with the lease of units; and
  - Electric vehicle (EV) charging stations are provided.
- **Bicycle Strategies**
  - Secure, covered bicycle storage in a ground-floor bicycle room for residents;
  - Charging stations for electric bicycles and scooters are provided;
  - Outdoor bicycle racks for short-term visitors; and
  - Posted information about Bluebikes in the lobby.

The Project will continue working with the Town of Arlington to create a Project that provides safe access for vehicles, improves the pedestrian environment, and encourages transit and bicycle use at the Project site.

Project Summary

The Project will consist of the construction of 14 residential units in a five-story building with approximately 1,220 square feet (sf) of ground-floor commercial use. Entrances to the ground floor commercial uses and to the residential lobby will be from Broadway. Access to the covered parking area will continue to be from the existing driveway curb cut on Palmer Street. Five vehicle parking spaces will be provided; at least two spaces will have access to Level 2 EV chargers. Secure bicycle rooms on the ground floor will accommodate storage for 24 bicycles, and one outdoor bicycle rack will provide two visitor bicycle parking spaces. **Table 2** summarizes the Project's mixed-use development program.

Table 2. Project Program

Land Use	Project
Residential	14 units
Commercial	1,220 sf

MODE SHARE

Mode shares for the Project were determined using the latest 2023 Census data for Tract 3563. The 2023 data indicate 51% commute via vehicle (car, truck, or van); 7% commute via public transportation; 8% bicycle or walk to work; and 34% of residents worked from home. **Table 3** summarizes the 2023 mode share for the site.

Table 3. Mode Share Summary

Land Use	2023 Census (Tract 3563)
Drove to Work	51%
Public Transportation	7%
Bicycle/Walk	8%
Work from Home	34%
Total	**100%**

Transportation Demand Management Plan

The Project will improve the pedestrian environment and encourage bicycle and transit use at the Project site.

ON-SITE TDM AMENITIES

The Project will reconstruct the ramp adjacent to the site at the corner of Broadway/Palmer Street as well as any existing sidewalks damaged during construction as necessary for the Americans with Disability Act (ADA) and Massachusetts Architectural Access Board (MAAB) compliance. Bicycle rooms accommodating 24 bicycle spaces on the ground floor and four outdoor visitor spaces on bicycle racks near the building entrance will be provided to encourage bicycle use. Infrastructure for electric mobility device charging will be provided in the bicycle room.

OFF-SITE TDM AMENITIES

PUBLIC TRANSPORTATION

The MBTA #87 bus route operates adjacent to the site along Broadway and MBTA #77 and #350 bus routes operate along Massachusetts Avenue less than two blocks of the site (less than ¼-mile or a 3-minute walk) The MBTA #77 is a MBTA Frequent Bus Route with buses arriving every 15 minutes or better between 5:00 a.m. and 1:00 a.m., seven days a week. A summary of existing transit services and their service destinations, service hours, and peak hour frequency is provided in **Table 4**.

Table 4. Transit Service Summary

Transit Route	Route Description	Weekday Service	Peak Hour/ Headway (min.)	
			a.m.	p.m.
77	Arlington Heights – Harvard Station	4:49 a.m. – 1:29 a.m.	11	12
87	Arlington Center/Clarendon Hill – Lechmere Station	5:05 a.m. – 1:40 a.m.	18	25
350	North Burlington – Alewife Station	5:44 a.m. – 11:08 p.m.	25	30

** Source: MBTA 2025 System Map (June 15, 2025) and MBTA schedules (effective April 6, 2025).*

BLUEBIKES

Bluebikes is the Boston area's largest bicycle sharing service, which was launched in 2011 and currently consists of more than 4,500 shared bicycles at more than 400 stations throughout Arlington, Boston, Brookline, Cambridge, Chelsea, Everett, Somerville, Newton, Revere, and Watertown. The following 11-bicycle Bluebikes stations are located within ½ mile (10 minute walk) from the site:

- Swan Place at Minuteman Bikeway;
- Medford Street at Warren Street;
- Railroad Lot and Minuteman Bikeway;
- Linwood Street at Minuteman Bikeway;
- Broadway at Grafton Street;
- Massachusetts Avenue at Grafton Street; and
- Mystic Valley Parkway at River Station.

CARSHARE

Car sharing services enable easy access to short-term vehicular transportation. Vehicles are rented on an hourly or daily basis, and all vehicle costs (gas, maintenance, insurance, and parking) are included in the rental fee. Vehicles are checked out for a specific time period and returned to their

designated location. Pick-up/drop-off locations are typically in existing parking lots or other parking areas throughout neighborhoods as a convenience to users of the services. Nearby car sharing services provide an important transportation option and reduce the need for private vehicle ownership. Zipcar is the primary car share company in the Metro Boston area. The following Zipcar locations are less than one mile from the site:

- Arlington Center (29 Mystic Street);
- Victoria Street/Broadway (8 Victoria Street);
- High Street/Harvard Avenue (481 High Street); and
- 203 Concord Turnpike.

Conclusion

The Project is committed to implementing TDM strategies to minimize automobile usage and Project-related traffic impacts. The Project will continue to work with the Town of Arlington to create a Project that provides safe access for vehicles, improves the pedestrian environment, and encourages transit and bicycle use at the Project site.

REVISION ENERGY

259 Broadway, Arlington MA Solar Assessment

15.4kW Solar Array Comprised of 35 Silfab 440W solar panels

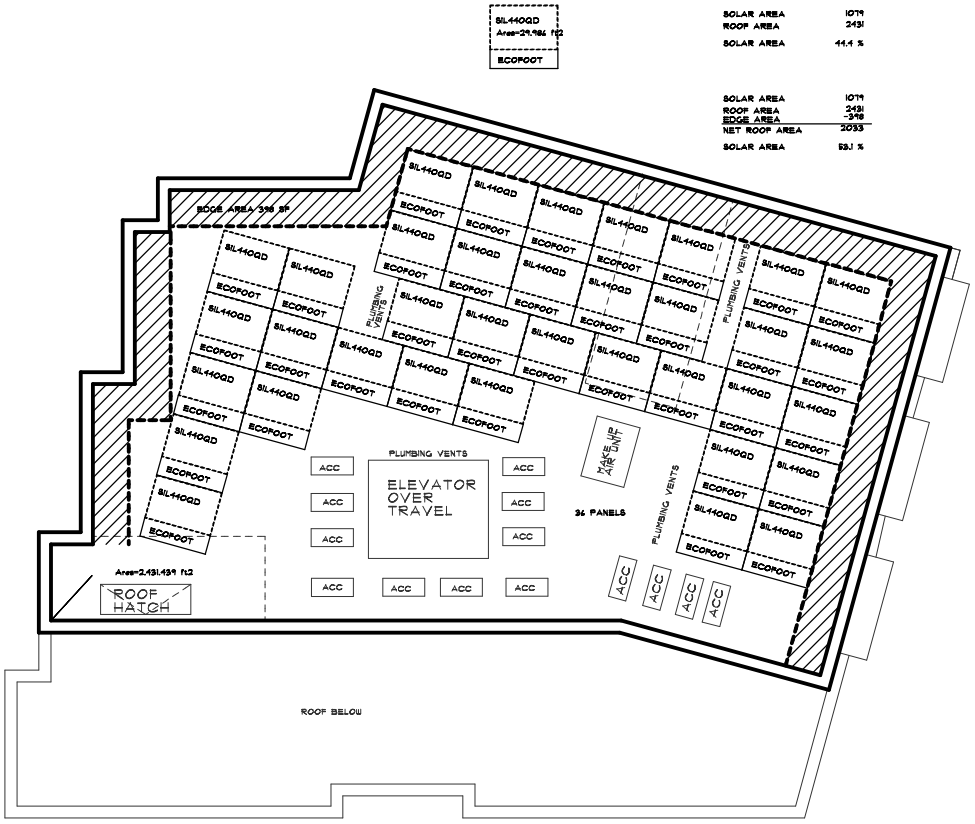
1. The 35 panel ballasted solar array would generate an estimated 17,380kWh annually.
2. The ballasted racking manufacturer and NFPA requirements result in a 3' setback from all roof edges.
3. The array utilizes the available solar ready space on the roof excepting the area where the roof access hatch, elevator over-travel projection, make up air unit and plumbing vents are located.

Addendum A – Solar Layout and Roof Percentage Calculations

Addendum B – Shade Study of Proposed Array

Addendum C – Ballasted Racking Specification Sheet

Addendum D – Proposed Solar Panel Specification Sheet



ROOF PLAN

259 BROADWAY, ARLINGTON HMA 11.26.25

Shade Report - Mike Bouboulis

Customer
—

Designer
Derek Brain

Organization
ReVision Energy

Address
259 Broadway, Arlington, MA 02474, USA

Coordinates
42.4132966, -71.1471818

Date
Nov 21, 2025

Annual irradiance

Summary

Array ID	Panel count	Azimuth	Pitch	Annual TOF	Annual solar access	Annual TSRF
1	35	224°	10°	88%	97%	86%
			Weighted average by panel count:		97%	86%

Monthly solar access % across arrays

Array ID	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	93	95	97	99	99	99	99	99	98	96	93	90

Shade Report - Mike Bouboulis

Customer
—

Designer
Derek Brain

Organization
ReVision Energy

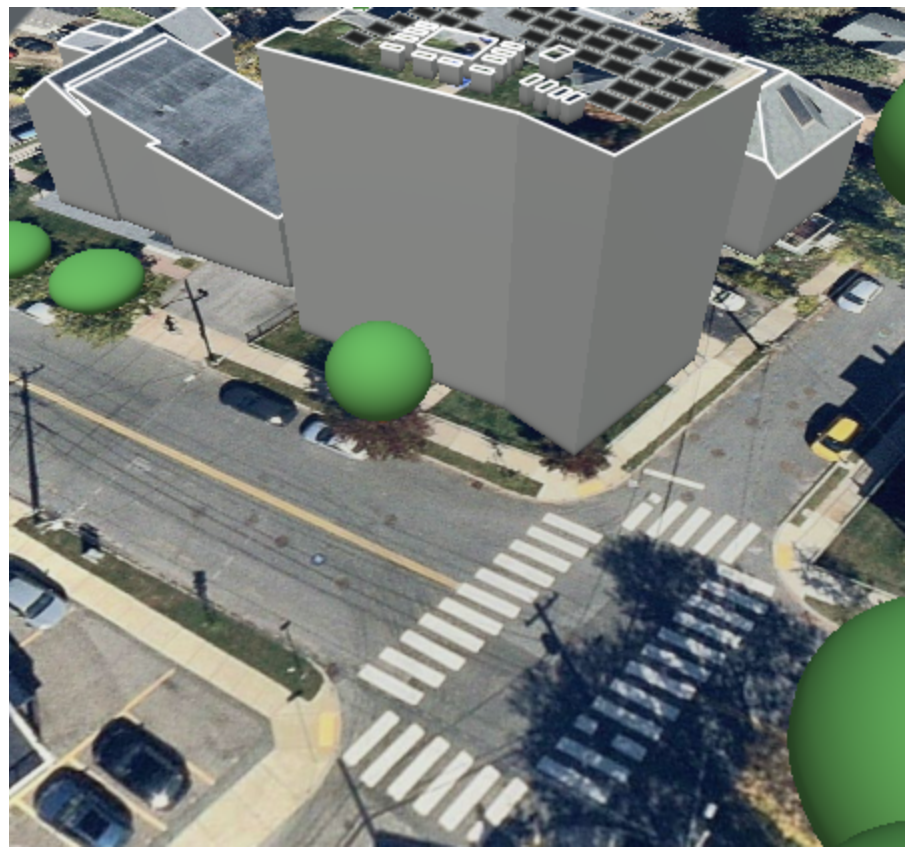
Address
259 Broadway, Arlington, MA 02474, USA

Coordinates
42.4132966, -71.1471818

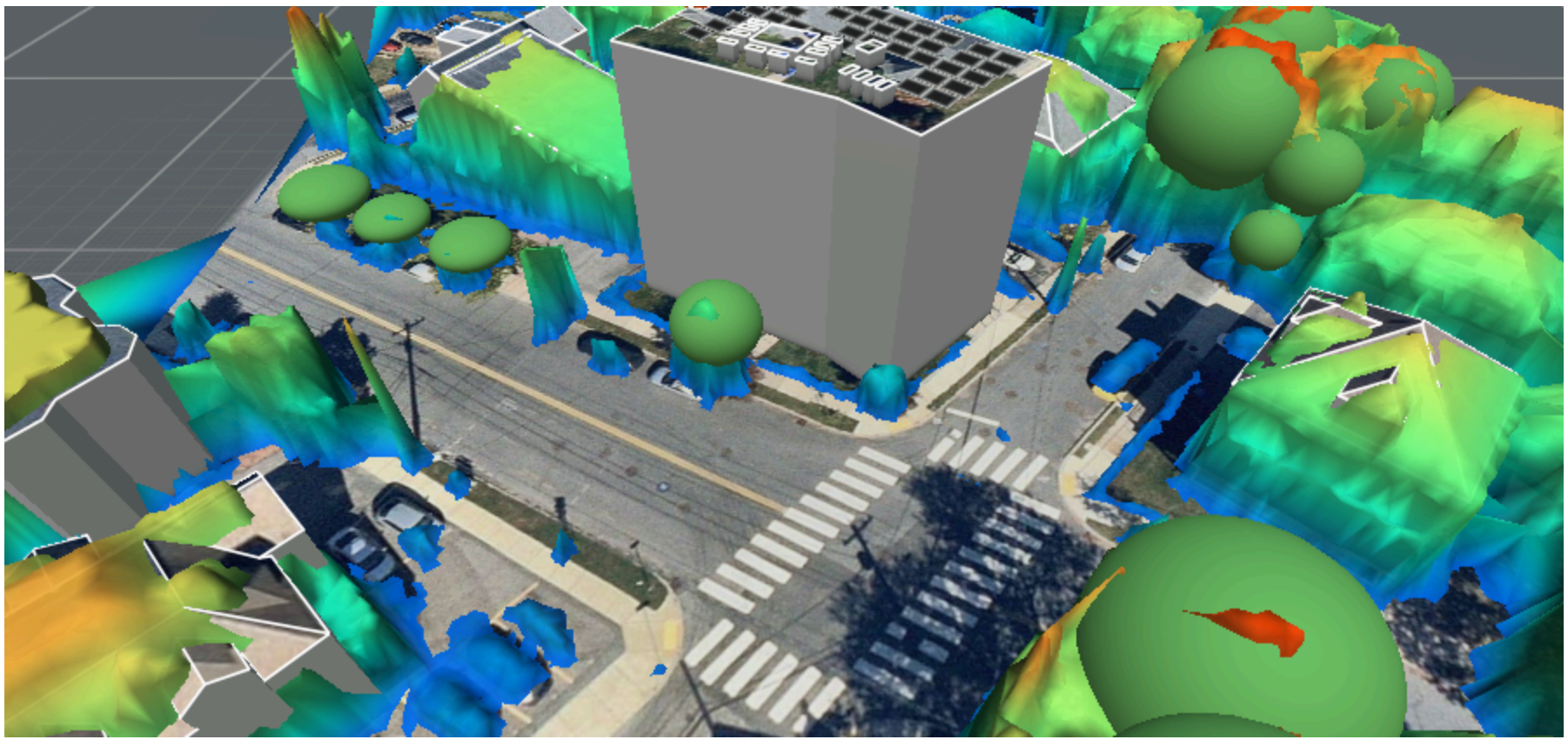
Date
Nov 21, 2025

Zoomed out satellite view

3D model



3D model with LIDAR overlay



Shade Report - Mike Bouboulis

Customer
—

Designer
Derek Brain

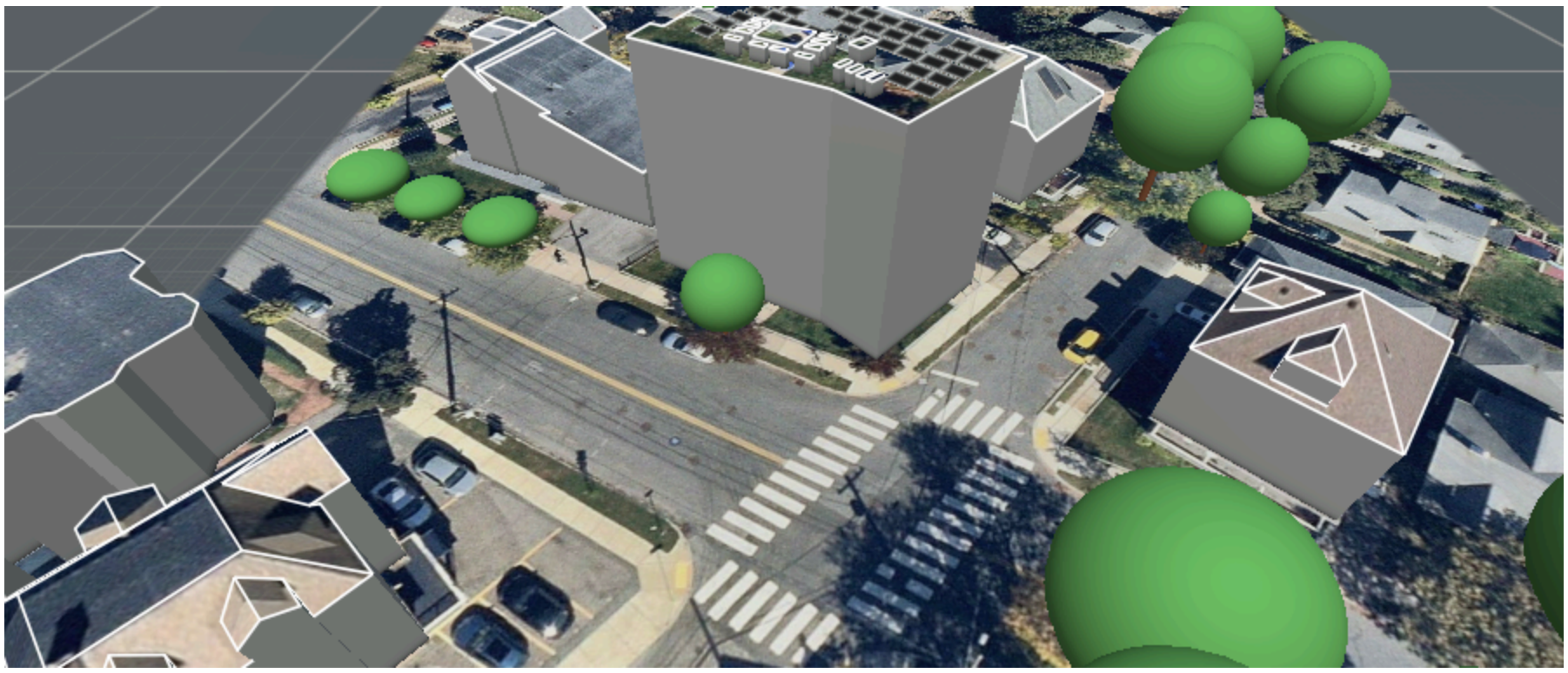
Organization
ReVision Energy

Address
259 Broadway, Arlington, MA 02474, USA

Coordinates
42.4132966, -71.1471818

Date
Nov 21, 2025

Street view with corresponding 3D model



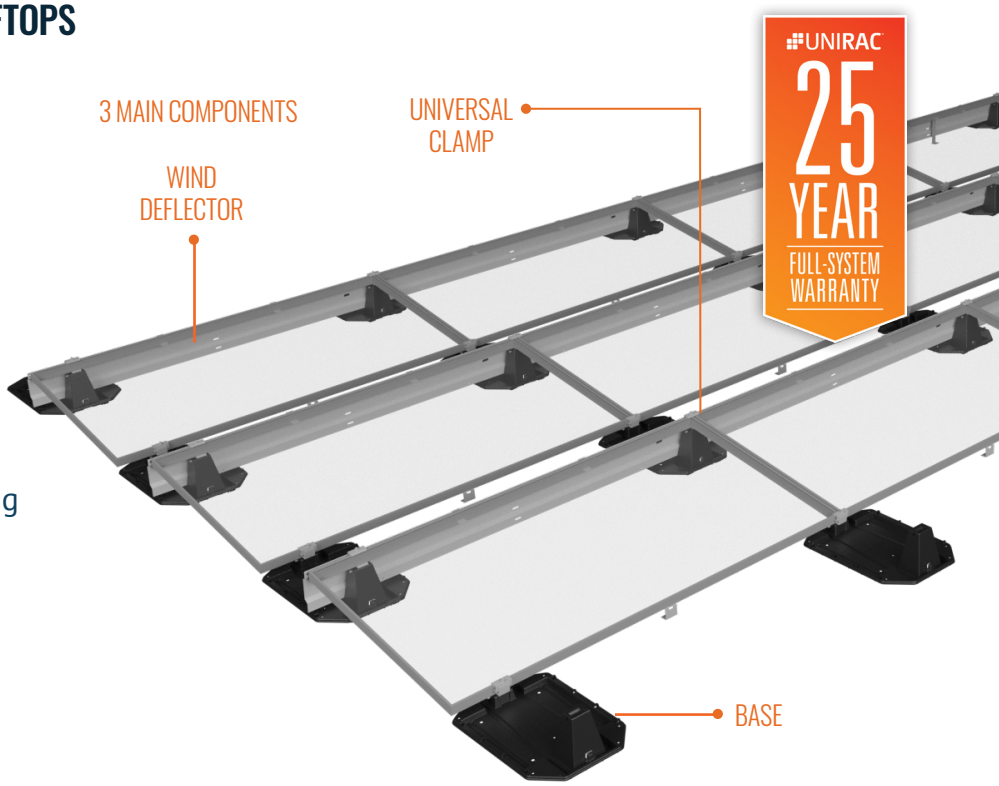
I, **Derek Brain**, certify that I have generated this shading report to the best of my abilities, and I believe its contents to be accurate.

ECOFOOT 2+

UNIRAC
BETTER SOLAR STARTS HERE

MASTER THE MOST CHALLENGING ROOFTOPS

- Low part count
- Preassembled universal clamp
- Increased design flexibility
- More ballast capacity
- Simplified logistics
- Ship up to 50kW per pallet
- Rapid system deployment

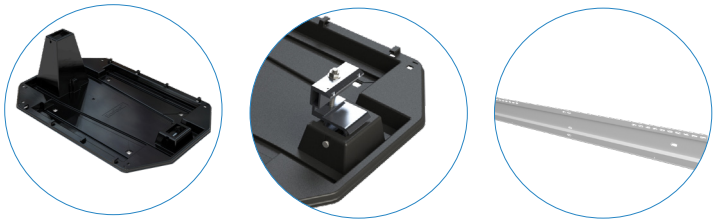


TESTED, CERTIFIED AND VALIDATED

- Grounding and Bonding
- 3rd party verified wind tunnel testing
- SEAOC seismic compliant
- CFD and structurally tested
- DNV GL rated at 13.5 panels per installer-hour

THREE MAIN COMPONENTS

- UL-Listed ASA based resin is a durable material commonly used for automotive and construction products
- Preassembled universal clamp is ready to go right out of the box. Fits 30-50mm module frames with a single component
- Corrosion-resistant wind deflectors help to minimize uplift and reduce ballast requirements



WHY ECOFOOT 2+?

Installers prefer EcoFoot2+ because it's fast, simple, and durable. The line-up is unbeatable:

- Ready-to-go, preassembled components and simple installation
- No PV panel prep required: bases self-align
- Low-effort roof layout, just two chalk lines required
- No training required, 5-minute learning curve

FOR QUESTIONS OR CUSTOMER SERVICE CONTACT:
505-242-6411 | SALES@UNIRAC.COM | WWW.UNIRAC.COM
PUB2024JAN01-V1

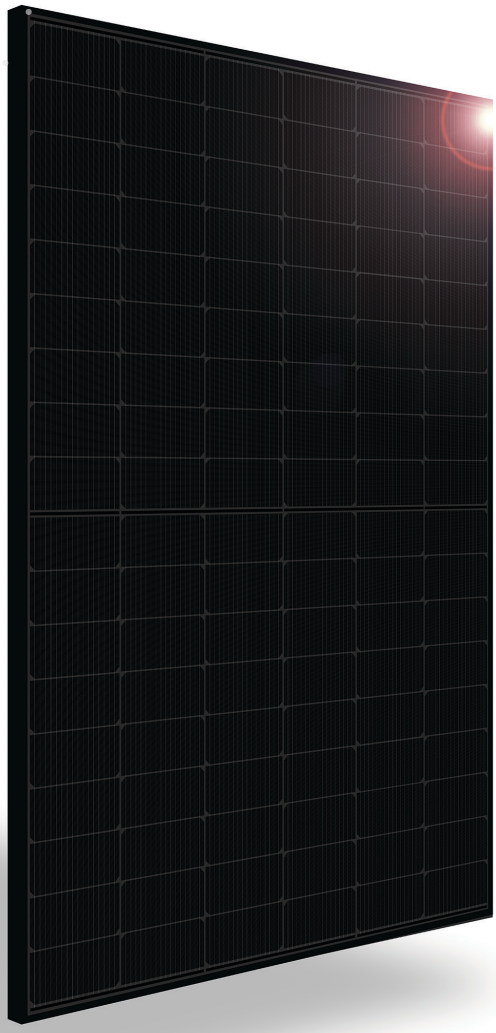
CONFORMS TO UL2703

ISO 9001:2015 14001:2015 CERTIFIED

SILFAB PRIME NTC

SIL-440 QD

SILFAB SOLAR®



NEXT-GENERATION N-TYPE CELL TECHNOLOGY

- Improved Shade Tolerance
- Improved Low-Light Performance
- Increased Performance in High Temperatures
- Enhanced Durability
- Reduced Degradation Rate
- 25-Year Product Warranty/ 30-Year Performance Warranty

SILFABSOLAR.COM

ELECTRICAL SPECIFICATIONS		440	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	440	328.0
Maximum power voltage (Vpmax)	V	33.41	31.17
Maximum power current (Ipmax)	A	13.17	10.52
Open circuit voltage (Voc)	V	38.97	36.64
Short circuit current (Isc)	A	14.22	11.44
Module efficiency	%	22.6%	
Maximum system voltage (VDC)	V	1000	
Series fuse rating	A	25	
Power Tolerance	Wp	0 to +10	

Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3%
Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10 W.

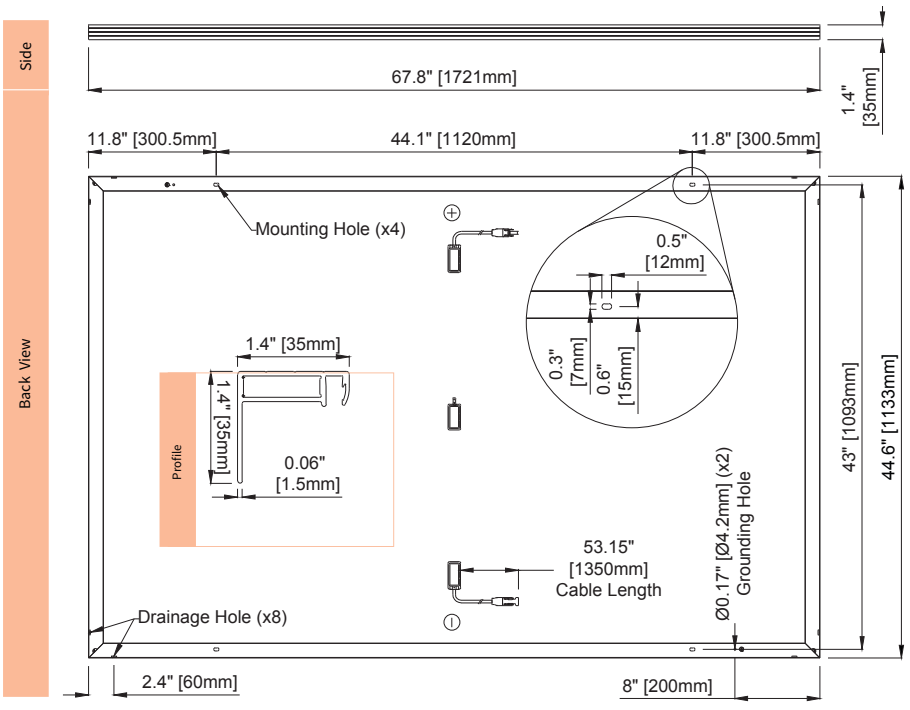
MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	21 kg ± 0.2 kg	46.3 lbs ± 0.4 lbs
Dimensions (H x L x D)	1721 mm x 1133 mm x 35 mm	67.8 in x 44.6 in x 1.37 in
Maximum surface load (wind/snow)*	4000 Pa rear load / 5400 Pa front load	83.5 lb/ft² rear load / 112.8 lb/ft² front load
Hail impact resistance	ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells	108 Half cells - N-Type Silicon solar cell 182 mm x 91 mm	108 Half cells - N-Type Silicon solar cell 7.16 in x 3.58 in
Glass	3.2 mm high transmittance, tempered, antireflective coating	0.126 in high transmittance, tempered, antireflective coating
Cables and connectors (refer to installation manual)	1350 mm, ø 5.7 mm, MC4 from Staubli	53.1 in, ø 0.22 in (12 AWG), MC4 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame	Anodized aluminum (Black)	
Junction Box	UL 3730 Certified, IEC 62790 Certified, IP68 rated, 3 diodes	

TEMPERATURE RATINGS	
Temperature Coefficient Isc	0.04 %/°C
Temperature Coefficient Voc	-0.24 %/°C
Temperature Coefficient Pmax	-0.29 %/°C
NOCT (± 2 °C)	45 °C
Operating temperature	-40/+85 °C

WARRANTIES	
Module product workmanship warranty	25 years**
Linear power performance guarantee	30 years
	≥ 98% end 1st yr ≥ 94.7% end 12th yr ≥ 90.8% end 25th yr ≥ 89.3% end 30th yr

CERTIFICATIONS		SHIPPING SPECS	
Product	UL 61215, UL 61730, CSA C22.2#61730, IEC 61215, IEC 61730, IEC 61701 (Salt Mist Corrosion), IEC 62716 (Ammonia Corrosion), CEC Listed, UL Fire Rating: Type 2	Modules Per Pallet:	26 or 26 (California)
		Pallets Per Truck	32 or 30 (California)
Factory	ISO9001:2015	Modules Per Truck	832 or 780 (California)

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.
PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.



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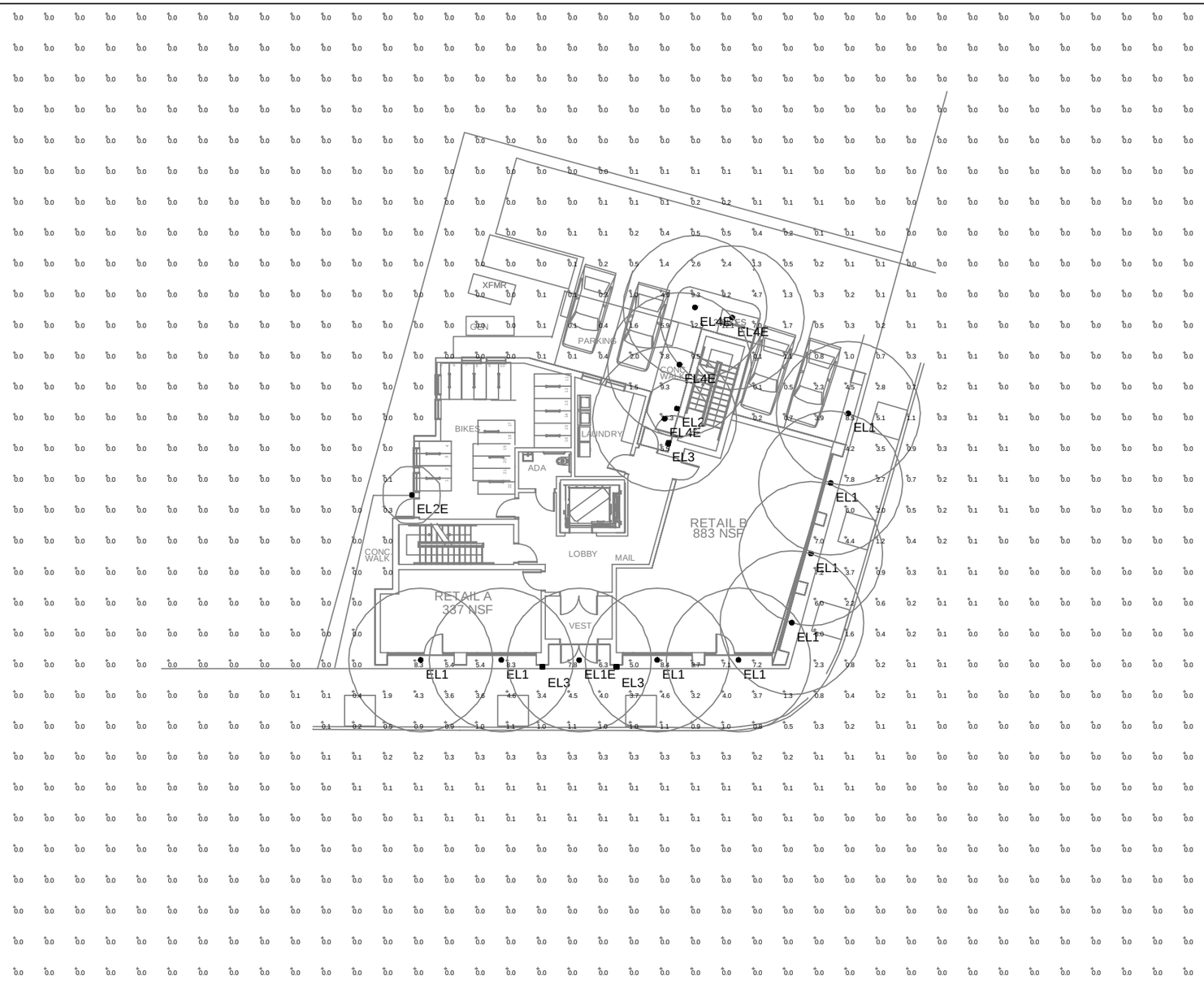

JOB NAME: 259 BROADWAY ST - ARLINGTON, MA
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: DM
SALES: DT

Luminaire Schedule

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
8	EL1	Single	1388	13.9	0.900	B1-U0-G0	LIGHTOLIER 6RN / Z6RDL10935WOWH10U / RECESSED IN CANOPY
1	EL1E	Single	1388	13.9	0.900	B1-U0-G0	LIGHTOLIER 6RNEM / Z6RDL10935WOWH10U / RECESSED IN CANOPY
1	EL2	Single	1376	17.03	0.900	B2-U0-G0	FC LIGHTING FCCSQ400-10-WM-935-15L-XX-25-LD / WALL MOUNTED @ 5FT AFG TO BOF
1	EL2E	Single	1376	17.03	0.900	B2-U0-G0	FC LIGHTING FCCSQ400-10-WM-935-15L-XX-25-LD / WALL MOUNTED @ 5FT AFG TO BOF
3	EL3	Single	330	21.2	0.900	B0-U3-G1	ALVA BEAU-28-XX-3500 / WALL MOUNTED @ 5FT AFG TO BOF
4	EL4E	Single	1388	13.9	0.900	B1-U0-G0	LIGHTOLIER 6RNEM / Z6RDL10935WOWH10U / RECESSED IN CANOPY

Calculation Summary

Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
SITE	0	0.35	26.3	0.0	N.A.	N.A.

GENERAL DISCLAIMER:

CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND GOOD PRACTICE SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.

* LLF DETERMINED USING CURRENT PUBLISHED LAMP DATA

NOTE TO REVIEWER:

TOTAL LIGHT LOSS FACTOR (LLF) APPLIED AT TIME OF DESIGN IS DETERMINED BY APPLYING THE LAMP LUMEN DEPRECIATION (LLD) FROM CURRENT LAMP MANUFACTURER'S CATALOG, A LUMINAIRE DIRT DEPRECIATION FACTOR (LDD) BASED ON IES RECOMMENDED VALUES AND A BALLAST FACTOR (BF) FROM CURRENT BALLAST SPECIFICATION SHEETS. APPLICATION OF AN INCORRECT LIGHT LOSS FACTOR (LLF) WILL RESULT IN FORECASTS OF PERFORMANCE THAT WILL NOT ACCURATELY DEPICT ACTUAL RESULTS.

FOR PROPER COMPARISON OF PHOTOMETRIC LAYOUTS, IT IS ESSENTIAL THAT YOU INSIST ALL DESIGNERS USE CORRECT LIGHT LOSS FACTORS.

APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:

259 BROADWAY ST
ARLINGTON, MA

DRAWING TITLE:

SITE LIGHTING
PHOTOMETRIC CALCULATION

FILE NAME: 2025-11-17 SL-1 259 BROADWAY ST - ARLINGTON, MA - DM.DWG

SCALE : 1"=20'-0"

DATE: 11/17/25

DRAWN BY: DM

SHEET:

SL-1

Town of Arlington, Massachusetts

Department of Planning and Community Development

730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to ensure compliance with M.G.L c.40A, § 3A

To: Arlington Redevelopment Board

From: Claire V. Ricker, AICP Secretary Ex-Officio

Subject: Site Plan Review, 259 Broadway, Docket #3881

Date: January 8, 2026

I. Docket Summary

This is an application by Stefanos and Mike Bouboulis, 259 Broadway Realty Trust, 131 Johnson Road, Winchester, MA 01890, to open Site Plan Review Docket #3881 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.8.3, Site Plan Review.

The applicant proposes to demolish the existing four-unit residential building with detached garage and construct a mixed-use building, containing fourteen (14) residential units and two (2) commercial units. A total of five (5) parking spaces will be provided. The applicant has submitted a Transportation Demand Management plan to request a parking reduction. Two affordable housing units are proposed in accordance with Section 8.2, Affordable Housing Requirements of the Zoning Bylaw.

Materials submitted for consideration of this application include:

- Application for Site Plan Review, dated 12/09/25;
- Impact Statement, dated 12/09/25;
- Certified Plot Plan, dated 6/03/24;
- Architectural Plans and Drawings, dated 12/05/25;
- Landscape Plan, dated 11/25/25;
- LEED Checklist, dated 12/06/25;
- Civil Plans, dated 11/07/25;
- Existing Utilities Plan, dated 10/20/25;
- Shadow Diagrams, dated 12/05/25;
- Solar Array Assessment, dated 11/21/25;
- Photometric Plan, dated 11/17/25;
- Transportation Demand Management Plan, dated 12/04/25.

The subject property is located within the Residential Two-Family (R2) zoning district and the Massachusetts Avenue/Broadway Multi-Family Housing (MBMF) Overlay District, which the applicant has elected to apply to this development.

Section 5.8, Multi-Family Housing Overlay Districts, provides a process for the Arlington Redevelopment Board (ARB, or the Board) to review and potentially impose reasonable conditions through Site Plan Review for As of Right Development proposals located within a Multi-Family Housing Overlay District. The ARB shall provide Site Plan Review for projects using the Environmental Design Review Standards set forth in Section 3.4.4 of the Zoning Bylaw.

II. Multi-Family Housing Overlay Districts (Arlington Zoning Bylaw Section 5.8.2)

All site plan reviews applicable to developments under Section 5.8 shall be consistent with the purposes of Section 5.8 and with M.G.L. c. 40A, § 3A, and any Compliance Guidelines issued thereunder, as amended. The purposes of the Multi-Family Housing Overlay Districts are:

A. To respond to the local and regional need for housing by enabling development of a variety of housing types,
B. To respond to the local and regional need for affordable housing by allowing for a variety of housing types with affordable housing requirements,
C. To promote multi-family housing near retail services, offices, civic, and personal service uses, thus helping to ensure pedestrian-friendly development by allowing higher density housing in areas that are walkable to shopping and local services,
D. To reduce dependency on automobiles by providing opportunities for upper-story and multi-family housing near public transportation,
E. To encourage environmental and climate protection sensitive development,
F. To encourage economic investment in the redevelopment of properties,
G. To encourage residential uses to provide a customer base for local businesses, and
H. To ensure compliance with M.G.L. c. 40A, § 3A.

III. Site Plan Review/Environmental Design Standards (Arlington Zoning Bylaw, Sections 5.8.3 and 3.4.4)

1. SPR/EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Under the proposal, building coverage will expand from approximately 1,925 SF to 3,678 SF, an increase of about 30%. The existing lot is very flat with few plantings. The project will enhance the site with vegetative buffers and fencing in the side and rear yards, and new street trees. The applicant should clarify on the landscape plan if the existing street trees on Broadway will be protected during construction and may want to consider replacing the proposed arborvitae and ivy with a diversity of native plantings. There is no landscape minimum under the MBMF Housing Overlay District and there will be minimal changes to the existing grade.

2. SPR/EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The subject property is zoned Residential Two-Family (R2) and is within the Mass Ave/Broadway Multi-Family Housing (MBMF) Overlay District. The neighborhood consists of a mix of single, two-, four-, and eight- family properties. The proposed development is consistent with the scale and density of properties on Broadway. Color and material choices as well as a non-square building form were selected in consideration of the existing buildings along the corridor and proposed higher density.

3. SPR/EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The project seeks to enliven the streetscape with two buffer yards, new street trees, decorative paving, large retail storefronts, recessed lighting and benches as the building footprint and parking occupy most of the site. Additionally, an approximately 315-square-foot roof terrace with shading and seasonal plantings is proposed on the fourth floor, which will be visible from the street level.

4. SPR/EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The proposed project is highly accessible by transit, bike, and walking. The project will provide driveway access via the existing curb cut on Palmer Street and a parking area that can accommodate 5 vehicles. 2 spaces will have access to EV charging. Short walkways will lead from the parking area to the waste and recycling room and to the lobby. The applicant should label and dimension which spaces could be converted into an accessible parking space if needed, and clarify the accessible path from the parking area to the lobby on the plans.

The bicycle parking requirements are shown in the table below. A total of 24 long-term and 2 short-term bicycle spaces are proposed; however, one additional space is required for the 1,220 SF of non-residential development. The applicant should clarify on the plans whether the short-term parking at the rear of the building is covered, and whether a u-rack or other rack type will be installed. Similarly, the applicant should submit a detail of the two-tier bike racks proposed for the storage room. Lastly, the location of the charging stations for electric bikes and scooters must be added to the plan.

Vehicle Parking Requirements – Residential Only		
Required parking spaces	14	
Proposed parking spaces	5*	
Bicycle Parking Requirements		
Use	**Long-Term Parking**	**Short-Term Parking**
Required Bicycle Parking	22	3
Proposed Bicycle Parking	24	2

*The applicant proposes 2 compact car spaces and 3 full-sized vehicle spaces.

The applicant has submitted a Transportation Demand Management plan and requests a parking reduction from 14 spaces to 5 spaces. The applicant proposes the following TDM methods:

- Charge for parking on-site;
- Be located within a quarter-mile walk of a bus stop with scheduled bus service at least every 30 minutes;
- Provide electric bicycle/scooter charging station; and
- Additional strategies.

5. SPR/EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

No stormwater report was submitted. The applicant has submitted a civil plan that shows all run-off from the roof and paved parking areas will drain to a subsurface infiltration system under the driveway. The applicant will apply best stormwater practices and comply with the Town's Stormwater Management bylaw, during and after construction, as approved by the Town Engineer.

6. SPR/EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

All utilities will be located underground. The water and sewer connections are indicated on the proposed civil plans. The applicant should note the Town does not provide individual water meters for each unit on projects of this size; a master meter is provided. The waste and recycling room as shown contains a total of 7 carts (96-gallon each). The applicant should demonstrate the number of carts will be adequate by providing additional information on the frequency of waste and recycling pick-up for the building.

7. SPR/EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

Any signage and advertising will be in accordance with the provisions of Section 6.2 of the Zoning Bylaw, compliant with the Business Sign District requirements. Final signage will need to be submitted, reviewed, and approved administratively by the Department of Planning and Community Development or reviewed by the Board for a sign permit.

8. SPR/EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

A standby generator and a transformer will be located in the rear corner of the site. A six-foot fence with vegetative buffers along the rear and side property sides will screen this area from view of the street and neighboring properties. The larger buffer area will also be used for snow storage; the applicant should verify whether snow will be removed from the property as well.

9. SPR/EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The interior and exterior of the building have been designed to facilitate building evacuation. The property provides access to the building for fire, police and other emergency personnel and equipment from both Broadway and Palmer Street. Building egress exterior fire exit doors will be well lit. Motion-activated light fixtures will be installed in high-traffic areas. As recommended by the IES/IDA Model Lighting Ordinance, the commercial ground floor exterior lighting along Broadway and Palmer Street should result in no greater than 3 lumens per square foot of light trespass. Currently, the photometric plan indicates excessive spillover from the property onto adjacent sidewalks.

10. SPR/EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The property at 259 Broadway is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is under the jurisdiction of the Arlington Historical Commission.

11. SPR/EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

The project will utilize light colored siding materials and white roof membranes to reflect sunlight and reduce heat absorption, including for the lower roof area adjoining the roof terrace. Building energy recovery systems will minimize the transfer of heat to the immediate environment. New street trees and tall plantings will also help reduce the Urban Heat Island effect of this building. Condensers for HVAC, a makeup air unit, and plumbing vents will be located on the roof.

12. SPR/EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

This building has been designed to the Passive House standard per energy code requirements. The applicant has completed a LEED checklist and an evaluation of rooftop solar capacity. The project will utilize sustainable building practices and include energy-efficient systems, as well as provide electric bike and EV charging. In addition, the applicant will comply with the Town's Specialized Stretch Energy Code and the Fossil Fuel-Free Bylaw, which will ensure a maximum level of energy efficiency is achieved.

IV. Findings

The following findings are for the Board's consideration:

1. The nature and use of the property is consistent with the purpose and intent of Section 5.8, Multi-Family Overlay Districts.

2. The project is consistent with the Development Standards of Section 5.8 of the Zoning Bylaw.

3. The project is consistent with Site Plan Review/Environmental Design Review standards per Sections 5.8 and 3.4 of the Zoning Bylaw.

4. Up to 40% of on-site parking spaces, or 2 spaces, may be sized for compact cars per Section 5.8.4.F(1)(a) of the Zoning Bylaw.

5. The project is consistent with the requirements for solar energy systems per Sections 5.8.4.H and 6.4 of the Zoning Bylaw.

V. Recommended Conditions

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.

2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

3. Applicant will obtain the necessary building permits and work with the Town Engineer to ensure compliance with all applicable codes.

Legal Notice of a Public Hearing, Arlington Redevelopment Board
Docket #3881, 259 Broadway

Notice is herewith given that an application has been filed on December 8, 2025, by Stefanos and Mike Bouboulis, 259 Broadway Realty Trust, 131 Johnson Rd, Winchester, MA 01890, to open Docket #3881 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.8.3, Site Plan Review. The applicant proposes to demolish an existing four-unit residential building and construct a mixed-use building, containing fourteen (14) residential units and two (2) commercial units, on the property located at 259 Broadway, Arlington, MA, in the R2 Residential District and Mass Ave/Broadway Multi-Family Housing Overlay District.

A Public Hearing will be held on Monday, January 12, 2026, at 7:30 pm, Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA.

Plans may be viewed at the Department of Planning and Community Development on the first floor of the Town Hall Annex, 730 Massachusetts Avenue, Arlington, MA, during office hours (Mon-Wed, 8:00-4:00; Thu, 8:00-7:00; Fri, 8:00-12:00), or at arlingtonma.gov/arb.

Arlington Redevelopment Board
Rachel Zsembery
Chair

12/25/2025, 1/1/2026

Town of Arlington, Massachusetts

Discussion of Potential Warrant Articles for 2026 Annual Town Meeting

Summary:
9:05 pm

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Potential_ATM26_Zoning_Warrant_Articles.pdf	Potential ATM26 Zoning Warrant Articles
🗋	Reference Material	AHOD_Package_for_ARB_Discussion_01122026.pdf	AHOD Package for ARB Discussion 01122026
🗋	Reference Material	Sign_Bylaw_Proposed_Amendments_Memo.pdf	Sign Bylaw Proposed Amendments Memo
🗋	Reference Material	Business_Uses_Proposed_Amendments_Memo.pdf	Business Uses Proposed Amendments Memo
🗋	Reference Material	ADU_Memo_and_AG_Comments.pdf	ADU Memo and AG Comments

To be submitted by	Zoning Map change	Description
ARB	No	ADUs
ARB	No	Remove certified mail requirement 1.5 + change to first class; other changes
DPCD/ARB	No	Multi-family Housing Overlay District 5.8: • add reference to 6.3-Street Trees • SP exemption for large additions • allow for reduced setbacks in corner lots on one of the front yards or possibly flexible setbacks on multi-parcel tracts, allow certain projections into setbacks • allow Board same flexibility for dimensional requirements for SPR as EDR-possibly as bonus? • clarify bike parking • remove language referring to EOHLC approval 5.8.4.G
AHOC/ARB	Yes	Affordable housing overlay
ARB	No	Location of parking space: add MF Overlay District to parking requirements for clarity; change 24' to 22' minimum aisle or driveway width in 6.1.11.C.3
ARB	No	add provision about Board jurisdiction for industrial zones if a Special Permit is needed instead of ZBA (discuss with CK first) 3.4.2
DPCD/ARB	No	Environmental articles: • update floodplain district section • hazard mitigation update • light pollution zoning change (maybe Town Bylaw)
DPCD/ARB	No	Economic development: • changes to sign bylaw • adding uses to business districts
ZBA	No	TBD but will be multiple articles
Petition[1]	No	Home occupation clarification 5.10.1
Petition	No	Fences and traffic visibility
Petition	Yes	Norcross & Gardner Streets
Petition/ ARB	No	Change use table for allowable uses in R6, for 0Lot Concord Turnpike (St. Camillus site)

[1] ARB indicated they may consider their own warrant articles to modify home occupations

MEMORANDUM

TO: Arlington Redevelopment Board

FROM: Laura Wiener, Carol Kowalski, Co-Chairs, Affordable Housing Overlay District Committee

DATE: January 8, 2026

RE: ARB feedback request Jan. 12 meeting, draft AHOD warrant article/zoning amendment

---

The Affordable Housing Overlay District (AHOD) Committee is disappointed that the Board declined to provide time on its January 12 agenda to provide feedback to the Committee on the Affordable Housing Overlay District zoning recommendation we were charged with developing by Town Meeting. The Committee was eager to hear the ARB's feedback since the Board could not accommodate time to meet with us in December, and the Town Meeting warrant closes January 30, leaving only one ARB meeting on January 26.

The specific decision points on which we would have sought the ARB's feedback are the Committee's recommendations on:

- The sites list for the map
- Mixed-use allowed/not required
- Height limits we propose
- Parking ratio we propose

Since forming in September, 2025, pursuant to Article 41 of 2025 Annual Town Meeting, the AHOD Committee has held 12 committee meetings to develop the zoning recommendation, including the sites to recommend for the overlay district. All meetings were open to the public, with public participation at the end of each meeting. In addition, the AHOD Committee held its first public outreach meeting November 19, 2025. It was attended by 49 members of the public, whose questions and comments were welcomed. The Committee has worked hard to fulfill its duty to Town Meeting and to responsibly prepare the work for the ARB's consideration.

With the Board's feedback on the four fundamentals above, we would carry out our community engagement plan as follows:

A. A townwide survey, already in draft format, would be distributed via the Town website.
B. Two public meetings would occur, explaining the article, the Select Board and Town Meeting steps leading to this initiative, the need for affordable housing, gathering feedback on the Article and educating the public. Special efforts would be made to reach residents in need of affordable housing, including current tenants of affordable housing, seniors, young people, renters, people of color, people with disabilities and with special needs,, Town Meeting Members, and residents of the Town.
C. AHOD Committee members would attend precinct meetings to present the proposal and answer questions.

The AHOD has been a four-year policy initiative of the Affordable Housing Trust, the Select Board, and two votes of Town Meeting. We believe our endeavors are worthy of the ARB's feedback and consideration for advancing a warrant article in fulfillment of Article 41.

In addition to the attached materials, we have begun creating a Storymap that outlines information about the committee, our work to date, the draft bylaw language, and photos/ street views of each of the sites proposed to be included in the Affordable Housing Overlay District. This site is a work in progress and will be used more extensively for future community engagement activities but has not yet been widely dispersed to the community. It is available for you to view at https://arcg.is/01HPGj0

Thank you.

cc:
Claire Ricker, Director of Planning and Community Development
Greg Christiana, Town Moderator
AHOD Committee members

Outreach and Public Participation
Affordable Housing Overlay District (AHOD) Committee
January 7, 2026

1. The AHOD Committee held its first meeting on September 8, 2025, and has since held 12 committee meetings. All meetings were posted in accordance with state law, and open to the public, with public participation at the end of each meeting.

2. 11/19/25. The AHOD Committee held its first public outreach meeting. It was attended by 49 members of the public. This was an educational meeting, to let the public know about the Committee and its charge from Town Meeting, and the current status of the Committee's direction. Questions and comments were welcomed.

AHOD Committee Meetings		Community Meetings	Update to the Arlington Redevelopment Board
Sept 8th	**Nov 24th**	**Nov 19th**	**Nov 17th**
Sept 25th	**Dec 3rd**		**Jan 12th**
Oct 14th	**Dec 15th**		
Oct 27th	**Jan 5th**		
Nov 12th			

3. Assuming the proposal goes on the Town Meeting Warrant, the following outreach meetings and activities will occur.
    A. A media campaign will be designed with the assistance of the Public Information Officer to educate and solicit feedback from residents, business owners, and other community stakeholders. Outreach will include, but not be limited to, press releases and

Town notices, social media messaging, flyering around Town, and presentations to relevant Boards, Committees, and staff.

B. A town wide survey is currently in draft format, and will be distributed via the Town website, social media channels, and to stakeholder partners.
C. Two public meetings will be scheduled, to explain the Article and gather feedback. Efforts will be made to reach those potentially in need of affordable housing, including current residents of affordable housing, seniors, young people, renters, people of color, people with disabilities and with special needs, Town Meeting Members, and residents of the Town.
D. Committee members will attend precinct meetings to present the proposal and answer questions.

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ZONING BYLAW AMENDMENT / AFFORDABLE HOUSING OVERLAY DISTRICT

To see if the Town will vote to amend its Zoning Bylaw to create an Affordable Housing Overlay District so that housing meeting certain requirements with respect to affordability may be constructed as of right (including, without limitation, amendments to Sections 2 and 5 of the Zoning Bylaw to adopt such Affordable Housing Overlay District and amendments to Sections 4.1.2 and 4.2 of the Zoning Bylaw to add reference to such Affordable Housing Overlay District); or take any action related thereto.

ZONING BYLAW AMENDMENT / AMENDMENT OF ZONING MAP TO INCLUDE AFFORDABLE HOUSING OVERLAY DISTRICT

To see if the Town will vote to amend its Zoning Map to include and reflect an Affordable Housing Overlay District, if such a District is approved by the Town at its 2026 Annual Town Meeting; or take any action related thereto.

Draft Zoning Bylaw Amendment v0.4

Notes for the ARB:

- This proposal creates two overlay districts, the Neighborhood Affordable Housing (NAH) overlay district and the denser Corridor Affordable Housing (CAH) overlay district. The intention is for the NAH to apply to properties that are in residential areas but not on Mass Ave or Broadway, and for the CAH to apply to the remaining identified properties.
- We particularly seek your feedback on these policy issues:
    - The list of sites. Have we missed anything? Is there anything that should be removed?
    - In this proposal, mixed use is optional but not required in CAH districts, and not allowed in NAH.
    - We have proposed a parking requirement of .5/unit, in keeping with the parking utilization of HCA properties.
    - The proposed height is 4 stories in NAH and 6 stories in CAH districts.
- We have a lot of different thoughts about what height limits and setbacks might be appropriate, and would appreciate feedback on these.
    - Would it make sense to reduce setbacks but add some sort of open space requirement?
    - Would it make sense to reduce setbacks when the abutting zoning is business or industrial?
    - Would it make sense to have a 0 ft front setback in the CAH overlay district unconditionally, or only for mixed use properties?
- Do we want a mixed use bonus for this zoning, with the understanding that community service facilities may be more likely uses for the mixed use option than for-profit commercial spaces for LIHTC-funded developments? If so, should we incentivize mixed use with higher height limits or reduced setbacks?

The existing Section 5.9 of this Bylaw is hereby renumbered to be Section 5.10 (and each subsection of the existing Section 5.9 is hereby renumbered to reflect that it is a subsection of Section 5.10). Each reference in this Bylaw (or a subsection thereof) is hereby amended to refer to Section 5.10 of the Bylaw (or the applicable subsection thereof). The following is added as a new Section 5.9 to this Bylaw:

5.9 AFFORDABLE HOUSING OVERLAY DISTRICTS

5.9.1. **Purpose**

The purposes of this Section 5.9 are to:

(1) Respond to the local and regional need for affordable housing by allowing for a variety of housing types with affordable housing requirements.

(2) Ensure predictable, fair and cost-effective development review and permitting of affordable housing projects.

(3) Promote the Town of Arlington's stated housing goals as outlined in the Arlington Housing Plan by allowing AHO Projects as of right, subject to the provisions of this Section 5.9.

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(4) Promote the Town of Arlington's planning goals of achieving greater socioeconomic diversity and a more equitable distribution of affordable housing Town-wide.

5.9.2. **Establishment and Relationship to Underlying Zoning**

A. The Affordable Housing Overlay Districts consist of two districts: the Corridor Affordable Housing (CAH) Overlay District and the Neighborhood Affordable Housing (NAH) Overlay District.
B. The CAH and NAH Overlay Districts do not replace existing underlying zoning districts but are superimposed over them. The provisions of Section 5.9 of this Bylaw apply to developments on parcels located within the CAH and NAH Overlay Districts when the property owner has elected to comply with the requirements of the CAH Overlay District or the NAH Overlay District, rather than comply with those of the existing underlying zoning district. In other words, a development may comply with one of: (i) the existing underlying zoning; (ii) the zoning for another overlay district; or (iii) the zoning for the applicable Affordable Housing Overlay District, but not two or more, on the same parcel or parcels.
C. If a proposed development is located on a parcel or parcels only partially within the CAH or NAH Overlay Districts, the provisions of the existing underlying zoning shall apply and not of the Overlay Districts.

5.9.3. **Site Plan Review**

Development under Section 5.9 of this Bylaw is allowed by right with Site Plan Review by the Arlington Redevelopment Board (ARB). The ARB shall provide site plan review for projects using the Environmental Design Review standards set forth in Section 3.4.4 of this Bylaw, the Residential Design Guidelines, and other Guidelines that may be adopted. Site plan review may include, but not be limited to, site layout, including lighting, landscaping and buffers, architectural style, outdoor amenities, and open spaces. All site plan reviews applicable to developments under Section 5.9 shall be consistent with the purposes of Section 5.9 and shall not unreasonably delay a project nor impose conditions that make it infeasible or impractical to proceed with a project that is allowed as of right and complies with applicable dimensional regulations.

5.9.4. **Development Standards**

A. Development meeting the requirements of Section 5.9 of this Bylaw is As of Right Development, subject to Site Plan Review as set forth in Section 5.9.3 of this Bylaw.

B. Development under Section 5.9 of this Bylaw shall be only Multi-family Housing, Single-Room Occupancy Building, Group Home, or Assisted Living Residence except for the mixed-use option in Section 5.9.4.E of this Bylaw.

C. Accessory uses for residential uses are permitted to the same extent they would be allowed in the underlying district.

D. Dimensional Requirements

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The requirements of Section 5.3 of this Bylaw that are applicable in all districts are applicable in the Affordable Housing Overlay Districts except to the extent that they are specially modified by Section 5.9 of this Bylaw.

The dimensional requirements of Section 5.3 of this Bylaw and the tables of dimensional and density regulations of this Bylaw are modified as follows for developments under Section 5.9 of this Bylaw:

(A) Section 5.3.1 Lot Area Per Dwelling Unit does not apply.
(B) Section 5.3.3 Spacing of Residential and Other Buildings on One Lot does not apply.
(C) Section 5.3.7. Screening and Buffers: Industrial and Business Districts and Parking Lots does not apply.
(D) Section 5.3.8 Corner Lots and Through Lots does not apply.
(E) Section 5.3.11 Dimensional Requirements for Courts does not apply.
(F) Section 5.3.12(A) Traffic Visibility Across Street Corners applies only if the underlying zoning is R0, R1, R2, or R3.
(G) Section 5.3.14 Townhouse Structures does not apply.
(H) Section 5.3.19 Height Buffer Area does not apply.
(I) Section 5.3.17 Upper-Story Building Step Backs does not apply.
(J) There are no requirements for minimum lot size, lot area per dwelling unit, lot frontage, or landscaped or usable open space, or for maximum Floor Area Ratio or lot coverage.
(K) Section 5.3.10 Average Setback Exception to Minimum Front Yard: All R Districts, shall be applied.
(L) Except as noted in Section 5.9.4.E. of this bylaw, the dimensional requirements are as follows:

District	**NAH Overlay District**	**CAH Overlay District**
Max Height in Stories	4	6
Max Height in Feet	52’	78’
Minimum Front Yard Setback	15’	10’
Minimum Side Yard Setback	5’ each side	5’ each side
Minimum Rear Yard Setback	20’	20’

No parking spaces are allowed in the required minimum front yard setback.

E. Mixed-Use Bonus

Mixed use is permitted in the CAH Overlay District provided:

(1) the ground floor at street level contains one or more commercial, non-profit, or educational use(s) (which may include, without limitation, a Community Service Facility); and
(2) non-residential uses are accessory to a principal residential use.

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For mixed-use developments in the CAH Overlay District meeting these requirements, the front yard setback requirement is reduced to 0 feet.

F. Off-Street Parking and Bicycle Parking

(1) The off-street parking requirements and procedures of Sections 6.1 to 6.1.11 of this Bylaw shall apply in the CAH and NAH Overlay Districts except:

a. up to 50% of parking spaces may be sized for compact cars (as described in Section 6.1.11. Parking and Loading Space Standards),

b. the minimum number of parking spaces required shall be one parking space for every two dwelling units, and

c. no off-street parking shall be required for non-residential uses.

(2) Section 6.1.5 of this Bylaw, Parking Reduction in Business, Industrial, and Multi-Family Residential Zones, shall apply in the CAH and NAH Overlay Districts.

(3) The bicycle parking requirements and procedures set forth in Section 6.1.12 shall apply in the CAH and NAH Overlay Districts.

G. Affordable Housing

Any development under Section 5.9 of this Bylaw must comply with one of the following two options:

(1) The development shall comply with Section 8.2 of this Bylaw, Affordable Housing Requirements, regardless of number of dwelling units, except that 100% of the dwelling units shall be permanently affordable units as defined in Section 2 of this Bylaw.

(2) 100% of the dwelling units shall permanently be income-restricted rent-restricted rental units with an average income limitation not exceeding 60% of Area Median Income and each unit having an income limitation not exceeding 80% of Area Median Income, adjusted for household size, according to the "average income test" under Section 42(g)(1)(C) of the Internal Revenue Code and the regulations thereunder (in each case, as amended from time to time) or any replacement thereof. Such units shall be priced such that the rent (including utilities) of each unit shall not exceed 30% of the income limitation for that unit. If this option is chosen, Section 8.2 of this Bylaw, Affordable Housing Requirements, shall not apply to this development.

H. Solar Energy Systems

The requirements and procedures of Section 6.4 of this Bylaw, Solar Energy Systems, shall apply in the CAH Overlay District, with Site Plan Review in the place of Environmental Design Review.

Further, if a development under Section 5.9 of this Bylaw qualifies to receive state and/or federal tax credits for solar electricity or solar hot water systems or otherwise qualifies for funding under any state or federal programs, including without limitation, those administered by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities pursuant to the then-current Qualified Allocation Plan, in connection with which the development commits to provide on-site solar photovoltaics and/or on-site solar hot water generation, no minimum percentage of roof area or parking

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structure area shall be required to be covered by such solar systems in order to satisfy the requirements of Section 6.4.1 of this Bylaw.

I. Signs

For Section 6.2 of this Bylaw, Signs, the Affordable Housing Overlay Districts are placed in these sign districts:

(1) The NAH Overlay District is in the Residential Sign District.
(2) The CAH Overlay District is in the Residential/Business Sign District if the building is solely residential.
(3) The CAH Overlay District is in the Business Sign District if the building is mixed-use.

Other Amendments to Existing Bylaw:

Section 2 (Definitions) of this Bylaw is hereby amended as follows:

Community Service Facility: A building that provides public services and infrastructure to support a community's health, welfare, and safety designed to primarily serve individuals whose income is 60 percent or less of area median income.

Section 4.1.2 is hereby amended to add:

(3) Affordable Housing Overlay Districts

Section 6.3.2 (Public Shade Trees – Applicability) of this Bylaw is hereby amended as follows:

"In the Business, Residential, Affordable Housing Overlay and Multi-Family Housing Overlay Districts, new construction, additions over 50% of the existing footprint, or redevelopment shall provide one public shade tree every 25 linear feet of lot frontage along the public way where there is not already a public shade tree.

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Arlington
AHA HOUSING AUTHORITY
MASSACHUSETTS
www.arlingtonhousing.org
4 Winslow Street, Arlington, MA 02474 p: 781-646-3400 f: 781-646-0496

January 7, 2026

To Whom It May Concern,

As the Executive Director of the Arlington Housing Authority (AHA), I am writing to express my strong support for the Affordable Housing Overlay District (AHOD) plan to include AHA-owned properties within this initiative.

The Affordable Housing Overlay District represents a critical step toward addressing the growing need for affordable housing in Arlington. By creating a framework that encourages and facilitates the development and preservation of affordable units, this plan aligns with AHA's mission to provide safe, decent, and affordable housing opportunities for low- and moderate-income households.

Including AHA properties in the AHOD plan will allow us to maximize the potential of our existing portfolio and future development opportunities. This integration will help ensure that our properties remain viable and sustainable while contributing to the broader community goal of housing affordability. It will also enable us to leverage zoning flexibility and design standards that support efficient use of land and resources, ultimately benefiting residents and the town as a whole.

We believe that collaboration between the Town of Arlington and AHA is essential to achieving these objectives. Including AHA properties within the Affordable Housing Overlay District will strengthen our collective efforts to preserve and expand affordable housing in Arlington.

Sincerely,

Jack Nagle
Executive Director

The following properties are being considered for placement in an Affordable Housing Overlay District (AHOD). An Affordable Housing Overlay District provides a predictable zoning path to encourage an increase in the creation of affordable homes.

No property on this list is required to be replaced nor will affordable development happen quickly. An owner can choose either the Affordable Housing Overlay zoning requirements for 100% affordable units, or stick with the original, underlying zoning. The goal is to create more Arlington homes that, for example, might be affordable to an early to mid-career Arlington teacher.

It is proposed that properties in the Affordable Housing Overlay District be 100% affordable and 100% residential with mixed use allowed, but not required.

The draft list of properties for the Affordable Housing Overlay District meet a number of the following objectives:
- Larger sites suited for the scale of development that could be funded by the Low Income Housing Tax Credit (LIHTC) program, which is the largest funder of affordable housing in the state; and/or adjacent parcels to create a large enough aggregate site.
- Limit demolition of existing homes or apartments (avoid replacing naturally occurring affordable with new, more expensive market rate housing, since we have zoning options that already allow that.)
- Located near transit/bus stops, and/or schools, services, stores
- By-right with review, as an alternative to 40Bs, which are not 100% affordable.

The intention is to allow additional sites to be added to this list over time, provided certain criteria are met.

DRAFT IN-PROGRESS, Affordable Housing Overlay District Sites

"Site" #	Address	Address	Zoning	Description	Area	Notes	Location	Owner
1	245	Mass Ave	B2	Arlington Convenience	0.25		East	Parth Enterprises LLC
2	29	Mass Ave	B2A	paved rear of parcel	0.61	Paved rear of lot	East	Brett Marley Trustee
3	0	Broadway	B2A	paved lot behind 33 Broadway	1.35	Paved rear of lot	East	Arlington Center Garage
4	324	Mass Ave	B2A	Walgreens	1.48	(Open up views of Spy Pond from Mass Ave.)	East	Arthur De Vincent Trustees, Deerfield IL
5	334	Mass Ave	B4	Arlington Service Station	0.27	Adjacent to Walgreen's	East	John & Silva Kozelian, Arlington
6	115	Mass Ave	R1	Trinity Baptist Church	0.747		East	Trinity Baptist Church, Arlington
7A	24-36	Mass Ave	B4	tires	0.33	Block of 1-story auto and martial arts, etc	East	Nai Nan Ko et al. Lincoln, MA
7B	20	Mass Ave	B4	Meineke	0.12		East	Nai Nan Ko et al. Lincoln, MA
7C	7	Boulevard	B4	half parking	0.09		East	Nan Realty, Lincoln MA
7D	11	Boulevard	B4	mostly parking	0.095		East	Nan Realty, Lincoln MA
7E	0	Boulevard	B4	parking	0.09		East	Nan Realty, Lincoln MA
8A	175	Mass Ave	B3	Fox Library	0.04 1,768sf	Fox/Housing Feasibility Study Done	East	Town of Arlington
8B	0-Lot	Cleveland	B3	Fox Library	0.117 5,103sf	Fox/Housing Feasibility Study Done	East	Town of Arlington
9	177-183	Mass Ave	B3	Shops	0.062 2,708sf	adjacent to fox library	East	ROGARIS JOHN P/ TRUSTEE
10	90	Summer	B2A	O'Donoghue, Scutra	0.35		Center	John & Kevin O'Donaghue
11	71	Summer	B4	Parking; Fresh Pond Seafood	0.63		Center	Arlington Center Garage
12	0	Medford	R1	Russell Common Parking lot	1.5	(Possible podium construction above parking)	Center	Town of Arlington
13A	67	Pleasant	R1	Verizon switching building	0.6		Center	Verizon New England, Inc., Addison TX
13B	0	Maple	R1	parking lot behind Verizon building	0.198		Center	Verizon New England, Inc., Addison TX
14A	16	Medford	R1	Arlington Catholic High School	0.9		Center	Roman Catholic Archdiocese of Boston

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DRAFT IN-PROGRESS, Affordable Housing Overlay District Sites

"Site" #	Address	Address	Zoning	Description	Area	Notes	Location	Owner
14B	24	Medford	R1	St. Agnes Rectory	0.38		Center	Roman Catholic Archdiocese of Boston
14C	37	Medford	R2	St Agnes Parish Center, St. Agnes School	2.07		Center	Roman Catholic Archdiocese of Boston
15	58	Medford	B2A	offices	0.289 12,600		Center	58-60 Medford Street LLC
16	366	Mass Ave	B2	Office condos, vacant, depreciated building	0.29 12,438		Center	Ten condos owned by Mass-Arlington Realty, Somerville; One condo owned by Eye Associates Realty, Burlington
17	370	Mass Ave	B1	American Legion Post 93	0.201		Center	Arlington Post No. 39, Arlington
18	19&0	Garden St	I	Garage; unpaved parking	0.496		Center	NCH Holdings, North Billerica, MA
19	874	Mass Ave	B4	TD Bank	0.49		Center	TD Bank NA, Mount Laurel, NJ
20A	864-870	Mass Ave	B4	Leader Plaza	0.17		Center	864 Mass Ave LLC, Arlington (Sushil K. Tuli, Arlington)
20B	856	Mass Ave	B4	Brookline Bank	0.23		Center	864 Mass Ave LLC, Arlington (Sushil K. Tuli, Arlington)
21A	11-17	Hillside	R1	Youth Villages	1.12		West	Youth Villages, Memphis, TN
21B	6	Claremont	R1	Youth Villages	0.51		West	Youth Villages, Memphis, TN
21C	14	Claremount	R1	Youth Villages	0.48		West	Youth Villages, Memphis, TN
21D	3	Claremont	R1	Youth Villages	0.31		West	Youth Villages, Memphis, TN
21E	0	Wollaston	R1	parking	0.14		West	Youth Villages, Memphis, TN
21F	181	Appleton	R1	Hillside Avenue Realty	0.14		West	Hillside Avenue Realty Trust, Order of St. Anne
22A	91	Park	R1	Park Ave Congregational Church	0.16		West	Park Ave Congregational Church
22B	54	Paul Revere	R1	Park Ave Congregational Church	0.107		West	Park Ave Congregational Church
22C	3	Wollaston	R1	Park Ave Congregational Church	0.156		West	Park Ave Congregational Church
23A	1100-1102	Mass Ave	B4	Greater Boston Motorsports block	0.225	Built 1964 and 1972	StopnShop/ Ottoson	Pasquale Cerundolo, Trustee, Beverly, MA
23B	1098	Mass Ave	B4	R. Cerundolo Trustee, Greater Boston Motorsports	0.25		StopnShop/ Ottoson	Ralph Cerundolo, Trustee, Beverly, MA
23C	1092-1094	Mass Ave	B4	R. Cerundolo Trustee, Greater Boston Motorsports	0.14		StopnShop/ Ottoson	Ralph Cerundolo, Trustee, Beverly, MA

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DRAFT IN-PROGRESS, Affordable Housing Overlay District Sites

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24A	1165	Mass Ave	I	Mirak Hyundai			StopnShop/ Ottoson	1165R Mass Ave MA Property LLC, Franklin St., Boston
24B	1125	Mass Ave	I	Mirak Chevrolet			StopnShop/ Ottoson	Yukon Realty, LCC, Arlington, MA
24C	1125R	Mass Ave		Behind Mirak			StopnShop/ Ottoson	Yukon Realty, LCC, Arlington, MA
24D	0	Ryder St	I	Behind Mirak			StopnShop/ Ottoson	Yukon Realty, LCC, Arlington, MA
24E	0	Quinn Rd	I	Behind Mirak			StopnShop/ Ottoson	Yukon Realty, LCC, Arlington, MA
25A	19	Prentiss	B4	Alosia Function Hall			StopnShop/ Ottoson	Alosia Realty Trust, Sunshine Nursery School, Arlington
25B	0	Prentiss	B4	Parking leased to RCN	0.1	Parking lot for 40+ years	StopnShop/ Ottoson	Arlington Center Garage
25C	961	Mass Ave	B4	Parking leased to RCN	0.11		StopnShop/ Ottoson	Arlington Center Garage
25D	951	Mass Ave	B4	Parking leased to RCN	0.1		StopnShop/ Ottoson	Arlington Center Garage
25E	963	Mass Ave	B4	Parking leased to RCN	0.19		StopnShop/ Ottoson	Arlington Center Garage
25F	0	Mass Ave	B4	Parking	0.13	Parcel 54-1-13	StopnShop/ Ottoson	Arlington Center Garage
25G	0	Mass Ave	B4	Parking	0.3	Parcel 54-1-10	StopnShop/ Ottoson	Arlington Center Garage
25H	956	Mass Ave	B4	RCN Building	0.48		StopnShop/ Ottoson	Arlington Center Garage
25I	960	Mass Ave	B4	Grey Patti Automotive	0.23		StopnShop/ Ottoson	Arlington Center Garage
26A	52	Dudley St	I	Three Family	0.14 6,097		StopnShop/ Ottoson	Farrell Dudley LLC, Woburn, MA

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DRAFT IN-PROGRESS, Affordable Housing Overlay District Sites

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26B	54-56	Dudley St	I	Two Family	0.14 6,098		StopnShop/ Ottoson	Farrell Dudley LLC, Woburn, MA
26C	9	Dudley St Pl	I	BBQ Barn, et al.	0.769 33,498		StopnShop/ Ottoson	Farrell Dudley LLC, Woburn, MA
27A	468	Mystic	R0	Winchester Country Club	45	MBTA Bus stop for 350	North	Winchester Country Club
27B	0	Old Mystic	R0	Winchester Country Club	2.94		North	Winchester Country Club
28	307	Washington	R1	Boston Gas	1.87	MBTA Bus stop for 67 Turkey Hill. Almost entirely undeveloped	North	Boston Gas Co.DBA National Grid, Waltham MA
29	188	Medford	R2	Winchester Savings Bank	0.39		North	The 1871 Co. LLC, Winchester, MA
30A	0 Lot	Edmund Rd	R1	Vacant	0.25 10,890	Near	North	David and Samantha Jasnos
30B	69	Edmund Rd	R1	Single family home	0.85 37,026	MBTA Bus stop for 67 Turkey Hill.	North	David and Samantha Jasnos
31A	291	Hillside	R1	St Paul's Lutheran Church	0.89		South	St Paul's Lutheran Church
32B	929	Concord Tpke	R1	St Paul's Lutheran Church	0.88		South	St Paul's Lutheran Church
33	0	Kent Lane	R1	Belmont Country Club	11.19	MBTA Bus stop for 76, 78 Pilgrim Rd/ Golden Ave	South	Belmont County Club
34A	0	Concord Tpke	R1	St Camillus	6.76		South	Roman Catholic Archdiocese of Boston
34B	1175	Dow Ave	R1	St Camillus	0.22957		South	Roman Catholic Archdiocese of Boston
35A	54	Medford St	R7	Chestnut Manor	1.4 60,879		Center	Arlington Housing Authority
35B	8	Summer St	R7	Cusak Terrace	1.77 77,304		Center	Arlington Housing Authority
35C	37	Drake Rd	R6	Drake Village Complex	4.29		West	Arlington Housing Authority
35E	108-122	Decatur St	R5	Mystic Gardens	1.15 50,296sf	Only 6 AHA Units in Complex	East	Arlington Housing Authority

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- Larger sites suited for the scale of development that could be funded by the Low Income Housing Tax Credit (LIHTC) program, which is the largest funder of affordable housing in the state; and/or adjacent parcels to create a large enough aggregate site.
- Limit demolition of existing homes or apartments (avoid replacing naturally occurring affordable with new, more expensive market rate housing, since we have zoning options that already allow that.)
- Located near transit/bus stops, and/or schools, services, stores
- By-right with review, as an alternative to 40Bs, which are not 100% affordable.

The intention is to allow additional sites to be added to this list over time, provided certain criteria are met.

DRAFT IN-PROGRESS, Affordable Housing Overlay District Sites

"Site" #	Address	Address	Zoning	Description	Area	Notes	Location	Owner
35F	4	Winslow St	R7	Winslow Towers	1.01 43,900sf		Center	Arlington Housing Authority
35G		Gardner/ Fremont/ Memorial/ Sunnyside	R5	Menotomy Manor	11.69		East	Arlington Housing Authority
36	105	Broadway	B4 (Vehic)	Bank + parking	0.193 8,395sf	nr. HCA prop.	East	E.Cambridge Savings Bank
37	101	Broadway	B4 (Vehic)	Dunks	0.205 8,917sf	nr. HCA prop.	East	Bolanus/Liberty
38	111	Broadway	B4 (Vehic)	vacant	0.25 10,890sf	nr. HCA prop.	East	Lyons Fuel
39	125	Broadway	B4 (Vehic)	Gas station	0.23 10,018sf	nr. HCA prop.	East	Eli's Gas Station
40A	26	Westminster	R1	aff. Hsg. 9 units	0.173 7,536sf	Aff. Housing	Hts.	HCA
41B	0	Lowell	R1	vacant land abuts aff. Hsg.	.26 11,325 sf	part of West-minster project	Hts.	HCA
42	0	Bow St	R2	parking	0.12 5,227sf		Hts.	Richard Johnson
43	9	Westminster	R2	Covenant Church	0.244 10,628sf	church	Hts.	Christian Life Fellowship Church
44	19	Park Ave.	I	Gas station	0.12 5,227sf		Hts.	19 Park Ave. LLC
45	2-12	Park Ave.	B2	Convenience store, karate	0.1 4,356sf		Hts.	Stepanian, Krikor, Armine
46	90	Lowell	B2	hair, chiropractor	0.34 24,810sf		Hts.	Richard Blake, Winslow Mgmt.
47	127-133	Broadway	R5	apartment building	5.29	18 apartment units	East	CONSERVATION FOOD & HEALTH

TOWN OF ARLINGTON

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

Department of Planning and Community Development

Town Meeting 2026 Proposed Warrant Articles:
Amendments to the Sign Bylaw

To: Arlington Redevelopment Board
CC: Claire Ricker, Director of Planning and Community Development
From: Katie Luczai, Economic Development Coordinator
Date: January 8, 2026
RE: Amendments to the Sign Bylaw

Since joining the Town of Arlington, I have reviewed 65 sign permit applications to date. After working with the Bylaw for the last two years, I would like to propose several changes based on my experience working with both incoming and established Arlington businesses and sign fabricators.

Attached to this memo is a red-lined version of the Town of Arlington Zoning Bylaw with the proposed changes as well as recent examples. Thank you for your consideration.

Proposed Warrant Article:
To see if the Town will vote to amend Section 6.2 Signs, of the Zoning Bylaw, to make amendments to various sections of the Sign; or take any action related thereto.

1. Traffic Visibility at Intersections
    a. Under the current Bylaw, no signage is allowed to be installed within the triangular area formed between the property lines and a diagonal line joining points on the property lines 25 feet from the point of their intersection (refer to Reference Image 1). Under the Bylaw, under Prohibited Signs, the Town already forbids "signs that could be confused with any authorized traffic signal or device or that interfere with, obstruct, confuse, or mislead traffic." The triangular area to determine traffic visibility can be reduced as its duplicative and has limited the ability of Arlington's businesses to install signage that would have otherwise not interfered with traffic visibility.
    b. *Recommended change:* **Reduce from 25 ft. to 10 ft.**
        i. Alternative change: Do not allow projecting signs in the traffic visibility area but allow non-illuminated wall signs.
    c. Recent Example: Marathon Sports (673 Mass Ave) originally proposed a wall sign above their entry door; however, this would have technically been within the Traffic Visibility Intersection. Within the Intersection, this sign would not have interfered with traffic safety.

2. Allow Cabinet Signs
    a. Under the current Bylaw, cabinet signs are prohibited. Existing non-conforming cabinet signs in Town have not detracted from the vibrancy of the Town's business districts (refer to Reference Image 2). It should be allowed as an option as it is commonly allowed in most towns.
    b. *Recommended change:* **Remove Cabinet Signs from list of Prohibited Signs.**

3. Allow exception for electronic Massachusetts Lottery signs
    a. Under the current Bylaw, Town staff consider Mass Lottery signs to be electronic displays. To ensure equitable applicability of Bylaw while promoting local commerce, allow one Massachusetts Lottery sign to be used per business (refer to Reference Image 3).
    b. *Recommended change:* **Add an exception under Prohibited electronic message boards and electronic displays for Mass Lottery signs.**

4. Allow future Marquees for Arlington's theatres to go digital
    a. Under the current Bylaw, Electronic Message Centers or electronic displays are prohibited. As the signage of the Capitol and Regent Theatres comes to the end of their useful lives, the Town would like to give the option for the Marquee signs to become fully or partially electronic. This is largely for the safety of their employees who are required to change out the letters by hand (refer to Reference Image 4). Technology for digital marquees has advanced significantly since the Town Bylaw regarding signage was last revised in 2015.
    b. *Recommended change:* **Add an exception under Prohibited electronic message boards and electronic displays for Marquee Signs with administrative approval of DPCD.**

5. Amend all mentions of Neighborhood Business District (B1)
    a. *Recommended change:* **Where mentioned, revise all references to Neighborhood Office District (B1).**

6. Allow Canopy and Projecting Sign Types in Residential/Business District
    a. As we see more MBTA Communities projects include ground floor commercial space in areas zoned R7 we should allow Canopy and Projecting signs. There are great recent examples such as Juno Space at 1025 Mass Ave which have proposed beautiful signs for their ground floor commercial spaces (refer to Reference Image 5).
    b. *Recommended change:* **Add "Y" for Canopy Sign and Projecting Sign under Allowed Sign Types by Sign District for Residential/Business (R4, R5, R6, R7, B2).**

7. Allow Freestanding Projecting Sign Type in Residential/Business District
    a. As we have expanded B2 properties, new businesses are seeking new signage for lawn space. Allowing Freestanding Projecting Signs will give more options for businesses. Currently, for businesses looking to install a sign in a lawn area, the only option would be to install a Directory Sign or Post Sign, which may not convey the sense of place a business historically located in B1 would want (refer to Reference Image 6). Freestanding Projecting Signs are traditionally more decorative than other sign types allowed.
    b. *Recommended change:* **Add "Y" for Freestanding Projecting Sign under Allowed Sign Types by Sign District for Residential/Business (R4, R5, R6, R7, B2).**
    c. Recent example: A new business located at 1011 Mass Ave was looking to install a new sign and was hoping to install a freestanding projecting sign, however, this type of sign is not allowed for their parcel under current zoning.

8. Limit allowable portable A-Frame signs to one per business
    a. Under the current Bylaw there are no limitations to the number of A-Frames per business. To maintain ample sidewalk space and public placemaking we ask that A-frames are limited to one per business (refer to Reference Image 7).
    b. *Recommended change:* **Add Max. One (1) A-Frame per business under Other Requirements for Standards for Specific Portable and Temporary Signs for A-Frames.**

(3) Bicycles that must be lifted off of the ground or floor without any physical assistance.

G. The location of bicycle parking spaces shall comply with the following requirements:

(1) Short-term bicycle parking shall be located within 50 feet of the main entrance of a building or no further away than the nearest off-street parking space, whichever is closer, with appropriate signage leading to the bicycle parking if not visible from the main entrance;

(2) Long-term bicycle parking shall be provided within the building containing the use that it is intended to serve, or within a structure that is no more than 200 feet from the main entrance of a building. Bicycle parking serving multiple uses or buildings may be pooled into a single secure area, enclosure, or facility;

(3) Bicycle parking must not require lifting bicycles off the floor or carrying bicycles up or down any steps or stairs; and

(4) While requirements in this Section shall not be satisfied within individual residential dwelling units, residents may bring bicycles into their individual dwelling unit for storage.

H. The requirements of this Section may be reduced as follows after a finding of the Special Permit Granting Authority that the characteristics of the use, structure, or facility makes the use of bicycles unlikely or would substantially reduce the use of bicycles:

(1) For non-residential uses, up to twenty percent of the required long-term bicycle parking spaces or four spaces, whichever is greater, may be converted to short-term bicycle parking spaces; and

(2) For residential uses requiring six long-term bicycle parking spaces or fewer, the long-term bicycle parking spaces may be designed to meet the requirements for short-term bicycle parking spaces, so long as the bicycle parking spaces are covered to be protected from precipitation, are in a secure area, and are located on the same lot as the residential uses they serve.

6.2 SIGNS

6.2.1. General Provisions

A. Purpose. The purpose of this Section is to promote the public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and non-discriminatory sign standards and requirements, including the following specific purposes:

(1) Ensure that all signs are compatible with the unique character and environment of the Town of Arlington, and that they support the desired ambience and development patterns of the various districts, overlay districts, and historic areas within the Town;

(2) Balance public and private objectives by allowing adequate avenues for both commercial and non-commercial messages;

(3) Improve pedestrian and traffic safety by promoting the free flow of traffic and the protection of pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, and/or illegible signage;

(4) Prevent property damage, personal injury, and litter caused by signs that are improperly constructed or poorly maintained;

(5) Protect property values, the local economy, and quality of life by preserving and enhancing the appearance of the streetscape; and

(6) Provide consistent sign design standards that enable the fair and consistent enforcement of these sign regulations.

B. Authority. This Section is the primary tool for implementing the sign policies of the Town of Arlington and other state and local requirements. Whenever any provision of this Section refers to or cites a section of state law, and that section is later amended or superseded, the Section shall be deemed amended to refer to the amended section or the section that most nearly corresponds to the superseded section.

C. Applicability. This Section applies to all signs within the Town of Arlington regardless of their nature or location, unless specifically exempted in Section 6.2.1(E).

(1) Standards for Permanent Signs are found in Section 6.2.5.

(2) Standards for Portable Signs and Temporary Signs are found in Section 6.2.6.

(3) Standards for signs located in any historic district are regulated pursuant to the Bylaws of the Town of Arlington Title VII, Historic Districts, Article 4, and the Arlington Historic Districts Commission Design Guidelines for Local Historic Districts.

(4) Standards for signs for home occupations are regulated pursuant to Section 5.9.1.

(5) Nothing in this Section shall be construed to prohibit a person from holding a sign while picketing or protesting on public property that has been determined to be a traditional or designated public forum, so long as the person holding the sign does not block ingress and egress from buildings, create a safety hazard by impeding travel on sidewalks, in bike or vehicle lanes, or on trails, or violate any other reasonable time, place, and manner restrictions adopted by the Town of Arlington.

D. Substitutions and Interpretations. This Section is not intended to, and does not, restrict speech on the basis of its content, viewpoint, or message. No part of this Section shall be construed to favor commercial speech over non-commercial speech. A non-commercial message may be substituted for any commercial or non-commercial message displayed on a sign without the need for any approval or sign

permit, provided that the sign is otherwise permissible under this Section. If a commercial message is substituted for any other commercial message, a sign permit is required pursuant to Section 6.2.2(A)(1). To the extent any provision of this Section is ambiguous, the term will be interpreted not to regulate on the basis of the content of the message.

E. Exemptions. The following signs are not regulated under this Section:

(1) Any sign, posting, notice or similar signs placed, installed, or required by law by a town, county, or a federal or state governmental agency in carrying out its responsibility to protect the public health, safety, and welfare, including the following:

a) Emergency and warning signs necessary to warn of dangerous and hazardous conditions and that serve to aid public safety or civil defense;
b) Traffic signs erected and maintained by an authorized public agency;
c) Signs required to be displayed by law, regulation, or ordinance;
d) Signs directing the public to points of interest;
e) Signs showing the location of public facilities; and
f) Numerals and letters identifying an address from the street to facilitate emergency response and compliant with Town requirements.

(2) Non-illuminated non-commercial signs on single-family, two-family, and three-family residences and duplexes in residential zoning districts;

(3) Non-illuminated signs which provide incidental information including, but not limited to credit card acceptance, business hours, open/closed, no soliciting, directions to services and facilities, or menus, provided these signs do not exceed an aggregate of six square feet in sign area;

(4) Building identification signs not exceeding two square feet in area for residential buildings and four square feet in area for nonresidential and mixed-use buildings;

Building Identification Sign

(See Section 6.2.1(E)(2))

This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

(5) Signs not exceeding 11 x 17 inches posted on a community bulletin board;

(6) Landmark signs;

(7) Historical plaques and commemorative signs erected and maintained by non-profit organizations, building cornerstones, and date-constructed stones not exceeding four square feet in area;

(8) Signs not readable from the public right-of-way, including:

a) Signs or displays located entirely inside of a building and not visible from the building's exterior, such as those for home occupations described in Section 5.9.1;
b) Signs intended to be readable from within a parking area or Town park but not readable beyond the boundaries of the lot or parcel upon which they are located or from any public right-of-way; and
c) Signs located within Town of Arlington recreation facilities; and

(9) Any notice as defined in Title V, Article 1 of the Town Bylaws.

F. Severability. If any section, sentence, clause, phrase, word, portion, or provision of this Section is held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Section which can be given effect without the invalid provision. The invalidation of the application of any section, sentence, clause, phrase, word, portion, or provision of this Section to a particular property or structure, or any particular properties or structures, by any court of competent jurisdiction shall not affect the application of such section, sentence, clause, phrase, word, portion or provision to any other property or structure not specifically included in said invalidation.

6.2.2. **Procedures**

A. Permanent Sign Permits.

(1) Sign Permit Required. A sign permit is required to erect, install, construct, move, alter, replace, suspend, display, or maintain (i.e., removal of the sign so that structural elements supporting the sign may be maintained) any permanent sign, unless otherwise specified in this Section. Each sign and change of copy (i.e., changing of the face or letters on a sign) requires a separate Sign Permit except as allowed in Section 6.2.1(D).

a) All permanent signs must comply with all applicable requirements and standards established in this Section.
b) Any sign not authorized pursuant to this Section is not allowed.

(2) Review and Approval.

a) Application Required. An application for a sign permit shall be filed with the Department of Inspectional Services, together with required fees and supporting documentation.
b) Review. The Building Inspector shall review all sign permit applications and supporting documentation for compliance with the standards of this Section. The Building Inspector will refer the sign permit application to the Department of Planning and Community Development for review before issuing the sign permit. The Department of Planning and Community Development shall complete a design review and, based on the Arlington Redevelopment Board's Rules and Regulations, determine whether the application should be referred to the Arlington Redevelopment Board.
c) Determination. Following review by the Department of Planning and Community Development and the Arlington Redevelopment Board, as applicable, the Building Inspector shall determine whether the sign permit may be issued or if additional information is required from the applicant to complete the permit application. If the sign permit application is denied, the reason shall be stated in writing.
d) Building Permit Required. If the Building Inspector determines that a separate electrical or structural permit is required, the applicant shall be notified. The sign permit shall not be issued until all other required permits have been obtained.

B. Temporary Sign Permits.

(1) Sign Permit Required. A temporary sign permit is required to display a temporary wall banner sign, an A-frame sign, or an upright sign placed in the public right-of-way. All temporary wall banner signs, A-frame signs, and upright signs must comply with all applicable requirements and standards established in this Section.

(2) Duration of Temporary Sign Permit. A temporary sign permit for a wall banner is valid for 60 days beginning with the date of issuance. There are no time limitations for A-frame or upright signs installed in public right-of-way for which a temporary sign permit is required pursuant to Section 6.2.6(C).

(3) Review and Approval.

- Application Required. An application for a temporary sign permit and any supporting documentation shall be filed with the Department of Inspectional Services by a business owner or a property owner on behalf of the business.
- Each tenant in a multi-tenant building is entitled to a temporary wall banner sign in accordance with this Section.
- Review. The Building Inspector shall review the temporary sign permit application for compliance with the standards in Section 6.2.6. The Building Inspector may refer the temporary sign permit application to the Department of Planning and Community Development for review before issuing the sign permit.
- Determination. The Building Inspector shall determine whether the temporary sign permit may be issued or if additional information is required from the applicant to complete the permit application. If the temporary sign permit application is denied, the reason shall be stated in writing.

C. Sign Special Permits.

(1) A sign special permit may be granted by the Arlington Redevelopment Board to allow more than the number of signs allowed under this Section 6.2, or signs of a greater size or in a location other than that specified in this Section 6.2 provided the architecture of the building, the location of the building relative to the street, or the nature of the use being made of the building is such that an additional sign or signs of a larger size should be allowed in the public interest. In no case shall any sign allowed exceed a maximum sign area of four feet times the length of the building frontage.

(2) An application for a sign special permit shall comply with the submission requirements and procedures in Section 3.3and Section 3.4 and the rules and regulations of the Arlington Redevelopment Board, as applicable.

D. Appeals. A decision of the Building Inspector may be appealed by any aggrieved person pursuant to Section 3.1.3.

6.2.3. **General Restrictions for All Signs**

A. Location Restriction. Except where specifically authorized in this Section, signs may not be placed in the following locations:

(1) Within, on, or projecting over public property, Town rights-of-way, and the Minuteman Bikeway, or waterways, except signs specifically authorized by this Section 6.2, including Shared Mobility Docking Stations;

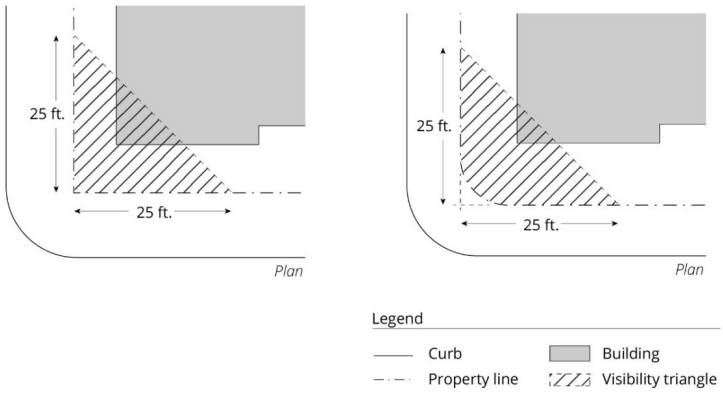
(2) Any location that obstructs the view of any authorized traffic sign, signal, or other traffic control device;

(3) On property at any corner formed by intersecting streets, within the triangular area formed between the property lines and a diagonal line joining points on the property lines 10 ~~25~~ feet from the point of their intersection, or in the case of rounded property line corners, the triangular area between the tangents to the curve at such corner and a diagonal line joining points on the tangents 10 ~~25~~ feet from the point of their intersection;

Commented [KL1]: This location restriction has unduly prevented a business from locating signage in an otherwise appropriate location. While well-meaning, wall signage installed on a building within the Traffic Visibility window would not interfere with traffic. Should proposed signage interfere with traffic and pedestrian safety the Board may deny based on Prohibited Signage section (Town prohibits "Signs that could be confused with any authorized traffic signal or device or that interfere with, obstruct, confuse or mislead traffic").

Traffic Visibility at Intersections

(See Section 6.2.3(A)(3))



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

(4) Areas allowing for ingress to or egress from any door, window, vent, exit way or fire lane required by the Building Code or Fire Department regulations currently in effect;

(5) Off the premises of the business to which the commercial advertising sign refers, except as provided in Section 6.2.6;

(6) On fuel tanks, storage containers and/or solid waste receptacles or their enclosures, except for a manufacturer's or installer's identification, appropriate warning signs and placards, and information required by law;

(7) Where they cover the architectural features of a building, such as dormers, insignias, pilasters, soffits, transoms, trims, or another architectural feature;

(8) Tacked, painted, burned, cut, pasted, or otherwise affixed to trees, rocks, light and utility poles, posts, fences, ladders, benches, or similar supports that are visible from a public way except for notices as defined in Title V, Article 1, of the Town Bylaws; and

(9) On the roof of a building or structure.

B. Prohibited Signs. Except as otherwise provided in this Section, the following signs are prohibited and considered illegal:

(1) Signs that could be confused with any authorized traffic signal or device or that interfere with, obstruct, confuse or mislead traffic;

(2) Bandit Signs;

~~(3) Cabinet Signs;~~

(3) Electronic Message Centers or electronic displays;

Commented [KL2]: Existing non-conforming cabinet signs in Town have not detracted from the vibrancy of the Town's business districts. It should be allowed as an option as it is commonly allowed in most towns.

a) Exception to be made for businesses to display, one (1) state-provided signage for the Massachusetts Lottery.

~~(4)~~b) Exception for Marquee signs with administrative approval of Department of Planning and Community Development staff.

~~(5)~~(4) Inflatable balloons, spinners, strings of flags and pennants, feather banners, fixed aerial displays, streamers, tubes, or other devices affected by the movement of the air or other atmospheric or mechanical means either attached to a sign or to vehicles, structures, poles, trees and other vegetation, or similar support structures, except as allowed in Section 6.2.6;

~~(6)~~(5) Signs affixed to trucks, automobiles, trailers, or any other vehicle that advertise, identify or provide direction to a use or activity not related to its lawful use for making deliveries, the sale of merchandise, or rendering services from such vehicles;

~~(7)~~(6) The parking of delivery, sales, or service vehicles in an off-site location, or on-site within a parking lot adjacent to a public street, for the purpose of advertising;

~~(8)~~(7) Any sign which advertises a business no longer in existence or a product or service no longer being sold, except landmark signs;

~~(9)~~(8) Any portable or temporary sign, other than those signs allowed pursuant to Section 6.2.6; and

~~(10)~~(9) Any other signs not specifically allowed by the provisions of this Section.

C. Display Restrictions. The purpose of this Section is to regulate the manner in which signs convey their messages by specifying prohibited display features that create distractions to the traveling public and create visual clutter that mar the natural and architectural aesthetics of the Town of Arlington. Signs with the following display features are prohibited:

(1) Animated features which rotate, move, or give the appearance of moving by mechanical, wind, or other means. Barber poles no more than three feet in height and 10 inches in diameter, flags, and clocks are excepted from this restriction;

(2) Sound, odor, or any particulate matter including, bubbles, smoke, fog, confetti, or ashes;

(3) Lighting devices with intermittent, flashing, rotating, blinking or strobe light illumination, animation, motion picture, or laser or motion picture projection, or any lighting effect creating the illusion of motion, as well as laser or hologram lights;

(4) Internally illuminated signs with a directly exposed light source, except for neon incorporated into the design of a permanent window sign. See Section 6.2.4(C);

Commented [KL3]: Under the current Bylaw, the Mass Lottery signs are considered electronic displays. To ensure equitable applicability of Bylaw, allow one Massachusetts Lottery sign to be used per business.

Commented [KL4]: As the signage of the Capitol and Regent Theatres comes to the end of their useful lives, the Town would like to give the option for the Marquee signs to become fully or partially electronic. This is largely for the safety of their employees who are required to change out the letters by hand.

(5) Surfaces that reflect light by means of a glossy, polished, or mirrored surface; and

(6) Strings of lights used in connection with commercial premises, except when used for temporary lighting for decoration, and lights arranged in the shape of a product, arrow, or any commercial message.

6.2.4. **General Requirements for All Signs**

A. Sign Message. Any sign may contain, in lieu of any other message or copy, any lawful non-commercial message, so long as the sign complies with the size, height, area, location, and other requirements of this Section.

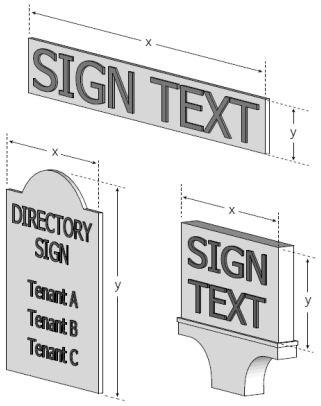
B. Sign Measurement.

(1) Sign Area Measurement. Sign area for all sign types is measured as follows:

- Signs on Background Panel. Sign copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.

Sign Area for Signs on Background Panel

(See Section 6.2.4(B)(1))

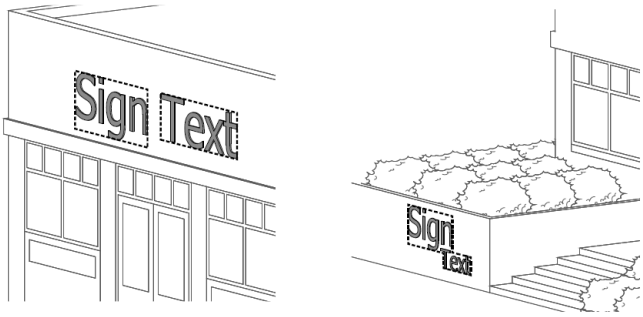


This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- Signs with Individual Letters. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.

Sign Area for Signs with Individual Letters

(See Section 6.2.4(B)(1))



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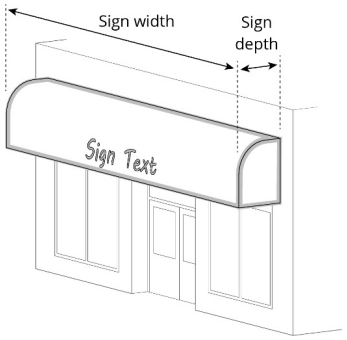
- Signs on Illuminated Surfaces. Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy. Such elements may include lit canopy fascia signs, and/or interior lit awnings.

Sign Area for Signs on Illuminated Surfaces

(See Section 6.2.4(B)(1))



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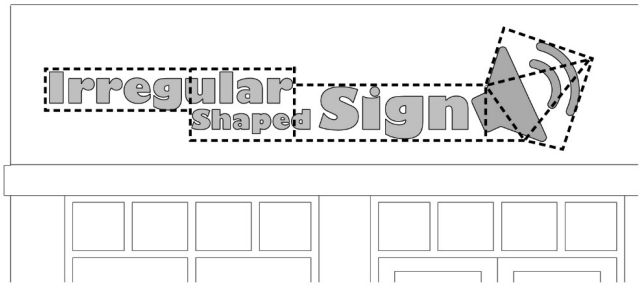
- Irregular Shaped Signs. Sign area for irregular shaped signs is determined by dividing the sign into squares, rectangles, triangles, circles, arcs, or other shapes the area of which is easily calculated.

Sign Area for Irregular Shaped Signs

(See Section 6.2.4(B)(1))



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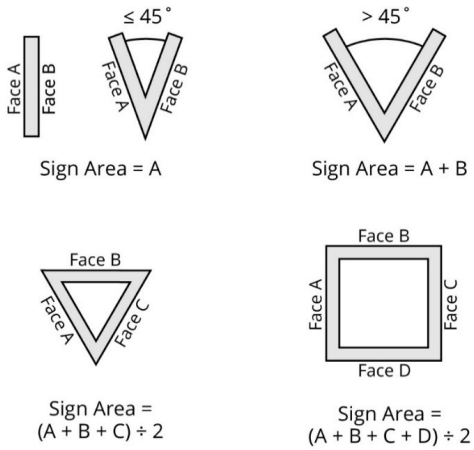
- Multi-Face Signs. Multi-face signs are measured as follows:
  - Two face signs: If the interior angle between the two sign faces is 45 degrees or less and the sign faces are less than 42 inches apart, the sign area is determined by the measurement of one sign face only. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces.

- Three or four face signs: The sign area is 50 percent of the sum of the areas of all sign faces.

Sign Area for Multi-Face Signs

(See Section 6.2.4(B)(1))

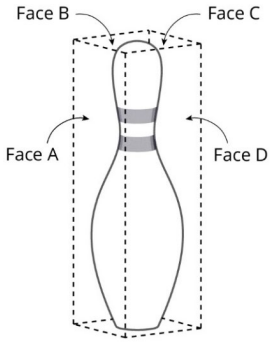


This diagram is included for illus1trative purposes only. It is not part of the Arlington Zoning Bylaw.

- Spherical, free-form, or sculptural sign area is measured as 50 percent of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure. Signs with greater than four polyhedron faces are prohibited.

Sign Area for Spherical and Free-form Signs

(See Section 6.2.4(B)(1))



Sign Area =
(A + B + C + D) ÷ 2

This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

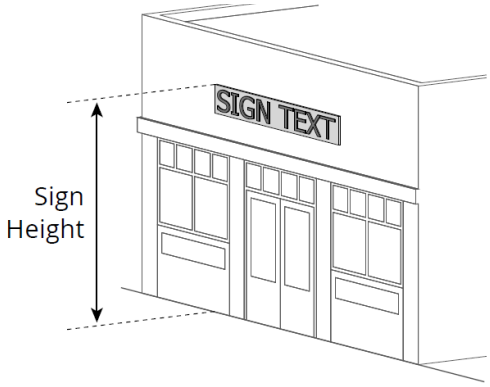
- Numerals and letters up to 2 square feet in area used to identify an address are not included in the determination of sign area.

(2) Sign Height Measurement. Sign height is measured as follows:

a) Building Mounted Sign Height. The height of signs mounted on the wall, fascia, mansard, or parapet is the vertical distance measured from the base of the wall on which the sign is located to the top of the sign or sign structure.

Building Mounted Sign Height

(See Section 6.2.4(B)(2))

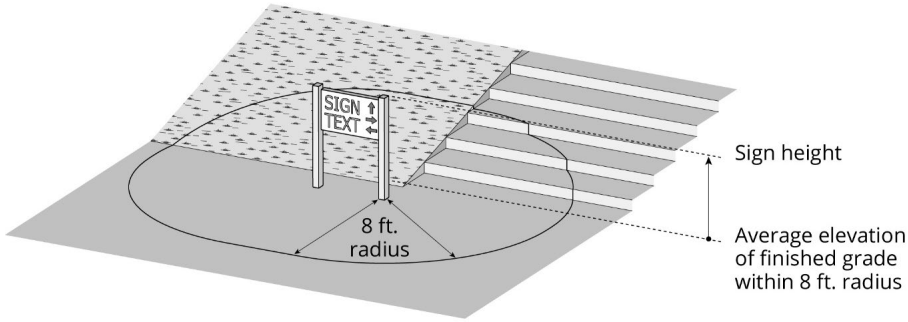


This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

b) Freestanding Sign Height. Sign height is measured as the vertical distance from the average elevation of the finished grade within an eight-foot radius from all sides of the sign at the base of a sign to the top of the sign, exclusive of any filling, berming, mounding or landscaping solely for the purpose of locating the sign, including decorative embellishments.

Freestanding Sign Height

(See Section 6.2.4(B)(2))



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

C. Sign Illumination. All allowed permanent signs may be non-illuminated, illuminated by internal light fixtures, halo illuminated, or illuminated by external indirect illumination, unless otherwise specified. All permanent signs for single-family, two-family, and three-family residences or duplexes and all temporary signs must be non-illuminated.

(1) No sign shall be illuminated between 12:00 AM and 6:00 AM, except signs identifying emergency services such as police and ambulance stations or hospitals and signs on premises open for business during that time.

(2) Internally Illuminated Signs.

a) Internally illuminated signs include signs constructed with pan channel letters, preferably without raceways, or internal/indirect halo illuminated channel letters on an unlit or otherwise indistinguishable background on a freestanding sign or building wall.
b) Single-color LED signs are considered internally illuminated signs.

(3) Externally Illuminated Signs. Externally illuminated signs must be illuminated only with steady, stationary, fully-shielded light sources directed solely onto the sign without causing glare. The light source for externally illuminated signs must be arranged and shielded to substantially confine all direct light rays to the sign face and away from streets and adjacent properties.

(4) Direct illumination is limited to marquee signs; see Section 6.2.5(C)(6) and is limited to the illumination of letters, numbers, symbols and accents on the marquee sign. Exposed lamps may only be animated to create an effect of patterned illusionary movement provided the alternate or sequential activation of the illuminated elements occurs on a cycle that exceeds two seconds.

D. Neon and Single-Color LED Signs. Neon or single-color LED signs placed in a window count toward the aggregate area for all window signs and must not exceed 25 percent of the area of the window. Any individual neon or single-color LED sign must not exceed four square feet in area. Other uses of neon are prohibited; see Section 6.2.3(C)(4).

E. Structure and Installation. The construction of signs shall be enforced and administered by the Building Inspector. All signs and advertising structures must be designed to comply with the provisions of this Section 6.2 and applicable provisions of the Building and Electrical Codes and constructed to withstand wind loads, dead loads, and lateral forces.

(1) Any angle iron, bracing, guy wires, or similar features used to support a sign must not be visible to the extent technically feasible.

(2) Where electrical service is provided to freestanding signs or building mounted signs, the service must be placed underground and concealed. Electrical service to building mounted signs, including conduit, housings, and wire, must be concealed or, when necessary, painted to match the surface of the structure upon which they are mounted. A building permit shall be issued prior to installation of any new signs requiring electrical service.

(3) Raceway cabinets shall only be used in building mounted signs when access to the wall behind the sign is not feasible, shall not extend in width and height beyond the area of the sign, and shall match the color of the building to which it is attached. Where a raceway cabinet provides a contrast background to sign copy, the colored area is counted in the total allowable sign area allowed for the site or business. A raceway cabinet is not a cabinet sign.

Raceway Cabinets

(See Section 6.2.4(E)(3))

This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

(4) All permanent signs allowed by this Section must be constructed of durable materials capable of withstanding continuous exposure to the elements and the conditions of a built-up environment and must be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame, or structure.

F. Sign Maintenance. Unless otherwise specified in this Section, all signs must be maintained by any property owner, lessor, lessee, manager, agent, or other person having lawful possession or control over a building, structure, or parcel of land. Signs must be maintained in a condition or state of equivalent quality to that which was approved or required by the Town of Arlington.

(1) All signs together with their supports and appurtenances must be maintained in good structural condition, in compliance with applicable Building and Electrical Codes, and in conformance with this Section. Maintenance of a sign includes periodic cleaning, replacement of flickering, burned out or broken light bulbs or fixtures, repair or replacement of any faded, peeled, cracked, or otherwise damaged or broken parts of a sign, and any other activity necessary to restore the sign so that it continues to comply with the requirements and contents of the sign permit issued for its installation and provisions of this Section.

(2) Required landscaped areas contained by a fixed border, curbed area, wall, or other perimeter structure must receive regular repair and maintenance. Plant materials that do not survive after installation in required landscape areas are required to be replaced within three months.

(3) The Building Inspector has the authority to order the repair, maintenance, or removal of any sign or sign structure that has not been maintained and is dangerous or in disrepair, or which is erected or maintained contrary to the requirements of this Section.

(4) Failure to maintain a sign constitutes a violation of this Section and shall be subject to enforcement action, in which case the Building Inspector may order the removal of any sign that is determined to be in disrepair or dangerous pursuant to the provisions of Section 3.1.

6.2.5. Standards for Permanent Signs

A. Purpose and Applicability. This Section establishes the standards for permanent building mounted and freestanding signs that are applicable in all districts. Standards for each allowed sign type are provided in tables in Sections 6.2.5(D) and 6.2.5(E). These tables are organized as permanent building mounted and freestanding signs for each sign type. All permanent signs must comply with the standards for sign area, height, number, type, and other requirements provided in these tables.

B. Sign Districts. The table below summarizes how the Town of Arlington's districts established in Section 4.1 have been combined into sign districts based on similarity of use, building form, and character.

Sign Districts		
Sign District Name	**Districts**	**Description**
Residential Sign District	Large Lot Single-Family District (R0) Single-Family District (R1) Two-Family District (R2) Three-Family District (R3)	These districts comprise the vast majority of residential land in Arlington. Signage is limited in these districts, as a variety of allowed signage types could detract from the desired residential character.
Residential/Business Sign District	Townhouse District (R4) Apartment District/Low Density (R5) Apartment District/Medium Density (R6) Apartment District/High Density (R7) Neighborhood Office District (B1) Neighborhood Business District (B2)	These districts generally are located along Massachusetts Avenue, and require a variety of sign types to achieve a diverse, mixed-use character appropriate for neighborhood residential, office, service, and retail uses.
Business Sign District	Major Business District (B2A) Village Business District (B3) Vehicular Oriented Business District (B4) Central Business District (B5)	These districts comprise the major commercial centers in Arlington and require a variety of sign types to achieve a diverse character appropriate for major office, service, and retail uses.
Industrial Sign District	Industrial District (I) Transportation District (T)	These districts allow a number of sign types to achieve a character appropriate for industrial manufacturing, warehousing, and transportation uses.
Multi-Use Sign District	Multi-Use District (MU) Planned Unit Development (PUD)	These districts allow a variety of signage types for larger-scale, multi-use or planned unit developments.
Open Space Sign District	Open Space District (OS)	This district prohibits most sign types, allowing only those necessary to provide information for the primary open space and recreation uses.

Commented [KL5]: Amend mentions of B1

C. Allowed Sign Types by Sign District. The table below establishes which sign types are allowed in each Sign District.

Allowed Sign Types by Sign District						
Sign Type	**Residential[1] (R0, R1, R2, R3)**	**Residential/ Business[1] (R4, R5, R6, R7, B1, B2)**	**Business[1] (B2A, B3, B4, B5)**	**Industrial[1] (I, T)**	**Multi-Use[1] (MU, PUD)**	**Open Space[1] (OS)**
Building Mounted Signs[2]						
Awning Sign		Y	Y	Y	Y	
Bracket Sign		Y	Y		Y	
Canopy Sign		Y	Y		Y	
Directional Sign		Y	Y	Y	Y	
Directory Sign		Y	Y	Y	Y	
Marquee Sign			Y			
Porch Sign	Y	Y				
Projecting Sign		Y	Y	Y	Y	
Service Island Canopy Sign			Y	Y		
Wall Sign	Y	Y	Y	Y	Y	
Window Sign	Y	Y	Y	Y	Y	
Freestanding Signs						
Directory Sign	Y			Y	Y	
Directional Sign		Y	Y	Y	Y	
Freestanding Projecting Sign		Y		Y	Y	Y
Monument Sign			Y	Y		
Post Sign		Y	Y	Y	Y	Y
Mobility Station	Y	Y	Y	Y	Y	Y

End Note:

[1] For Religious and Educational Uses in all Districts, all permanent sign types are allowed except for the following:

- Awning Sign
- Marquee Sign
- Projecting Sign
- Service Island Canopy Sign

[2] In all districts, a building may have no more than two of either an awning sign, wall sign, or a window sign.

Commented [KL6]: Allow for Canopy and Projecting in Residential/Business District - as we see more MBTA Communities projects we should allow Canopy and Projecting signs. There are great recent examples such as Juno Space at 1025 Mass Ave which have tasteful, subtle signs.

D. Standards for All Permanent Building-Mounted Sign Types. The following sign types are allowed, subject to the criteria listed under each sign type.

(1) Awning Sign. Awning signs must comply with the standards provided in the table below.

Awning Sign Standards	
Standard	**Requirements**
Sign Area [1]	1 sq. ft. of sign area per linear foot of awning width.
Mounting Height	Min. of 8 ft. from the bottom of the awning to the sidewalk.
Sign Placement	Only above the doors and windows of the ground or second floor of a building. Must not project above, below, or beyond the edges of the face of the building wall or architectural element on which it is located. Sign width shall not be greater than 60% of the width of the awning face or valance on which it is displayed.
Setback from back of curb	Min. 2 ft.
Illumination	Non-illuminated or illumination under the awning.
Permitting	Sign permit required. See Section 6.2.2(A).

This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

End Notes:
[1] If an awning is placed on multiple store fronts, each business is allowed signage no greater than 60% of the width of the store front.

(2) Bracket Sign. Bracket signs must comply with the standards provided in the table below.

Bracket Sign Standards	
Standard	**Requirements**
Number of Signs	Max. 1 per business.
Sign Area	Max. 12 sq. ft.
Mounting Height	Min. of 8 ft. from the bottom of the sign to the sidewalk. Must be mounted perpendicular to the building face or corner of the building.
Sign Placement	If mounted below the underside of a walkway or overhead structure, must not extend beyond the edge of the structure on which it is located.
Sign Projection	Max. 5 feet from the building façade.
Illumination	Non-illuminated or externally illuminated. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).

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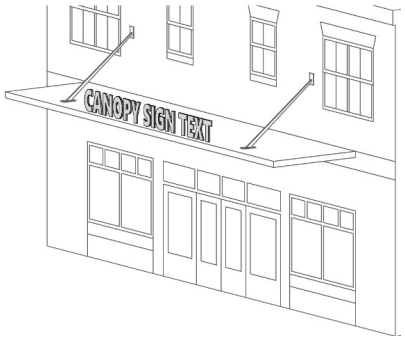
(3) Canopy Sign. Canopy signs must comply with the standards provided in the table below.

Canopy Sign Standards	
Standard	**Requirements**
Number of Signs	Max 1 per business.
Sign Area	1 sq. ft. of sign area per linear foot of canopy width.
Mounting Height	Max. 20 ft. on ground floor canopies. Min. of 8 ft. from the bottom of the sign to the sidewalk.
Illumination	Non-illuminated or internal illumination only. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).



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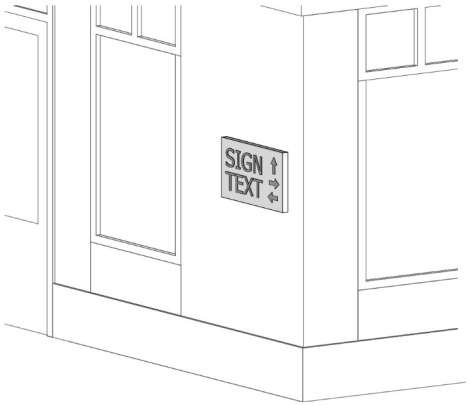
(4) Directional/Driveway Sign. Directional signs must comply with the standards provided in the table below.

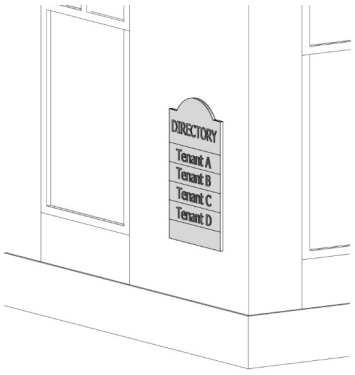
Directional/Driveway Sign Standards	
Standard	**Requirements**
Number of Signs	Max. 3 per lot. Max. 1 at each driveway or drive-through lane.
Sign Area	Max. 3 sq. ft. per sign face.
Mounting Height	Max. 6 ft. from nearest grade; except, max. 3 ft. at each driveway or drive-through lane.
Illumination	Non-illuminated or internal illumination only. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

(5) Directory Sign. Directory signs must comply with the standards provided in the table below.

Directory Sign Standards	
Standard	**Requirements**
Number of Signs	Max. 1 per building.
Sign Area	1 sq. ft. per occupant or tenant space. Max. 16 sq. ft.
Mounting Height	Max. 6 ft. from nearest grade.
Illumination	Non-illuminated, internally illuminated, or externally illuminated only. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).



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(6) Marquee Sign. Marquee signs must comply with the standards provided in the table below.

Marquee Sign Standards	
Standard	**Requirements**
Number of Signs	1 sq. ft. of sign area per linear foot of marquee width.
Sign Area	Min. of 8 ft. from the bottom of the marquee to the sidewalk.
Mounting Height	Only above the doors and windows of the ground or second floor of a building. Must not project above, below, or beyond the edges of the face of the building wall or architectural element on which it is located. Sign width shall not be greater than 60% of the width of the face of the marquee.
Sign Placement	Min. 2 ft. from back of curb
Illumination	Non-illuminated, internally illuminated, or direct illumination only. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).
Special Provisions	**Requirements**
Changeable Copy Signs	Equivalent to the total allowable wall sign area. Allowed only as an integral part of a marquee sign. Non-illuminated or internally illuminated. See Section 6.2.4(C). Sign permit required. See Section 6.2.2(A).
Electronic	More to be added as details received from Regent/Capitol

This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

Commented [KL7]: Currently working with Theatres on this matter

Marquee Sign Standards
display

(7) Porch Sign. Porch signs must comply with the standards provided in the table below.

Porch Sign Standards	
Standard	**Requirements**
Number of Signs	Max. 1 per building.
Sign Area and Dimensions	Max. 6 sq. ft.; Max. dimension of any side 3 ft.
Mounting Height	Min. 6 ft. 8 inches from the porch floor.
Sign Placement	Mounted on a beam or other structure parallel to the face of the building.
Illumination	Non-illuminated or externally illuminated. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).

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(8) Projecting Sign. Projecting signs must comply with the standards provided in the table below.

Projecting Sign Standards	
Standard	**Requirements**
Number of Signs	Max. 1 per business.
Sign Area	Max. 16 sq. ft.
Sign Width	Max. 2 ft.
Mounting Height	Min. of 8 ft. from the bottom of the sign to the sidewalk.
Sign Placement	Only on the wall of a building and must not project above the plate line.
Projection	Max. 12 inches from the wall.
Illumination	Non-illuminated, internally illuminated, or externally illuminated. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).

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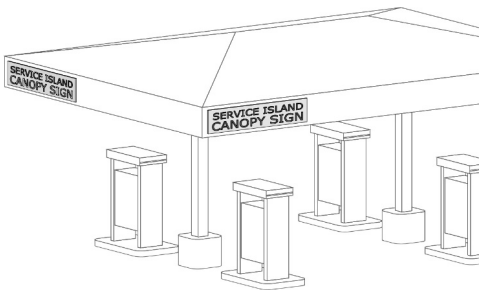
(9) Service Island Canopy Sign. Service island canopy signs must comply with the standards provided in the table below.

Service Island Canopy Sign Standards	
Standard	**Requirements**
Number of Signs	Max. 2; 1 per canopy façade.
Sign Area	Max. 20 sq. ft.
Illumination	Non-illuminated or internally illuminated. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).



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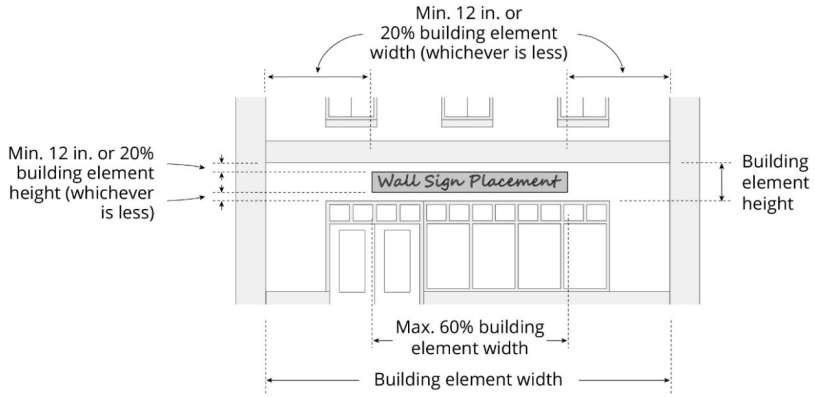
(10) Wall Sign. Wall signs must comply with the standards provided in the table below.

Wall Sign Standards		
Standard	**Requirements**	
	Sign Area and Number of Signs [1]	**Sign Height**
Residential Sign District:	Max. 1; Max. 4 sq. ft. per residence	Max. 6 ft. to the nearest grade
Residential/Business Sign District:	Max. 1 per residence; Max. 4 sq. ft. Max. 1 per frontage for businesses; Max. 20 sq. ft.	Max. 6 ft. to the nearest grade
Business Sign District:	Max. 1 per frontage; Max. 40 sq. ft. per business	Max. 25 ft.
Multi-Use Sign District:	Max. 1 per frontage; Max. 40 sq. ft. per business	Max. 25 ft.
Industrial Sign District:	Max. 1 per frontage; Max. 40 sq. ft per business	Max. 25 ft.
Open Space Sign District:	Max. 1; Max. 12 sq. ft.	Max. 10 ft. to the nearest grade
Institutional Use in All Districts:	2 signs per frontage; 1 sign max. 20 sq. ft. and 1 sign max 10 sq. ft. (1 sign may be a freestanding sign max. 10 sq. ft.).	Max. 10 ft. to the nearest grade

Wall Sign Standards	
Sign Placement	The total sign area for signs on single-tenant or multi-tenant buildings may be placed on any building elevation, subject to the following standards: (1) At least 1 sign must be placed above or associated with the building entry; (2) The width of the sign shall be no greater than 60% of the width of the building element on which it is displayed; (3) Signs shall be placed at least 12 inches or 20% of the width of the building element on which they are mounted, whichever is less, from the sides of the building element; (4) Signs shall be placed at least 12 inches or 20% of the height of the building element on which they are mounted, whichever is less, from the top and bottom edge of the building element; and (5) Signs shall be placed no higher than the lowest of the following: • 25 ft. above grade; • The bottom of the sill of the first level of windows above the first story; or • The cornice line of the building at the building line.
Illumination	Non-illuminated, internally illuminated, or externally illuminated. See Section 6.2.4(C).
Permitting	Sign permit is required, except for single-family, two-family, and three-family residences and duplexes. See Section 6.2.2(A).



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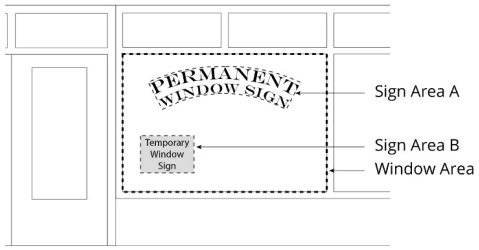
Special Provisions	Requirements
Painted Wall Signs	Painted wall signs are allowed on any exterior building wall of an individual tenant space or building. Painted wall signs are included in the total allowable area for wall signs. The allowable area for a painted wall sign shall be increased by 10%. Must be professionally painted. Non-illuminated or externally illuminated. See Section 6.2.4(C).

End Note:
[1] In any B, I or PUD district, one wall sign is permitted for each street or parking lot frontage for each establishment.

STANDARDS

(11) Window Sign. Window signs must comply with the standards provided in the table below.

Window Sign Standards	
Standard	**Requirements**
Sign Area	Combined area of permanent and temporary window signs must not exceed 25% of the area of the window where they are displayed.
Sign Placement	No higher than 2nd story windows. Inside mounting required.
Illumination	Non-illuminated or externally illuminated only. Neon and single-color LED in some applications. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).



Sign Area A + Sign Area B ≤ 25% Window Area

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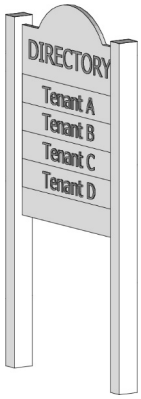
E. Standards for All Permanent Freestanding Sign Types. The following sign types are allowed, subject to the criteria listed under each sign type.

(1) Directory Sign. Directory signs must comply with the standards provided in the table below.

Directory Sign Standards	
Standard	**Requirements**
Number of Signs	Max. 1 per building.
Sign Area	1 sq. ft. per occupant or tenant space. Max 12 sq. ft.
Height	Max. 6 ft. from nearest grade.
Illumination	Non-illuminated, internally illuminated, or externally illuminated only. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).



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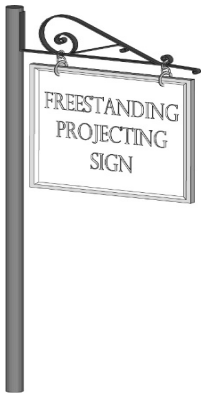
(2) Freestanding Projecting Sign. Freestanding projecting signs must comply with the standards provided in the table below.

Freestanding Projecting Sign Standards	
Standard	**Requirements**
Number of Signs	1 per lot.
Sign Area	Max. 4 sq. ft.; Max. dimension of the longest side 2 ft.
Height	Max. 6 ft.
Sign Placement	Min. 5 ft. setback from property line. See also Section 6.2.3(A)(3).
Illumination	Non-illuminated or externally illuminated with down directed, fully shielded fixtures only. See Section 6.2.4(C).
Permitting	Sign permit is required. See Section 6.2.2(A).



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(3) Monument Sign. Monument signs must comply with the standards provided in the table below.

Monument Signs Standards		
Standard	**Requirements**	
	Sign Area and Number of Signs	**Sign Height**
Residential/Business Sign District:	Max. 1 per residence and 1 per frontage for businesses; Max. 8 sq. ft.	Max. 4 ft. to the nearest grade
Business Sign District:	Max. 1 per frontage; Max. 24 sq. ft.	Max. 8 ft. to the nearest grade
Multi-Use Sign District:	Max. 1 per frontage; Max. 24 sq. ft.	Max. 12 ft. to the nearest grade
Open Space Sign District:	Max. 1 per frontage; Max. 12 sq. ft.	Max. 6 ft. to the nearest grade
Industrial Sign District:	Max. 1 per frontage; Max. 24 sq. ft.	Max. 6 ft. to the nearest grade
Institutional Use in All Districts:	Max. 1 per frontage; Max. 10 sq. ft.	Max. 6 ft. to the nearest grade
Sign Placement	Business, Industrial, Multi-Use and Open Space Sign District: Min. 5 ft. setback from property line. Residential and Residential/Business Sign District: Min. 10 ft. from property line. See also Section 6.2.3(A)(3).	
Illumination	Non-illuminated or externally illuminated. See Section 6.2.4(C).	
Permitting	Sign permit is required. See Section 6.2.2(A).	

Monument Signs Standards

This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

Special Provisions	Requirements
Name of Property	The name of a property is included in the area and height limits for freestanding signs.
Landscaping	A landscaped area consisting of shrubs, and/or perennial ground cover plants with a max. spacing of 3 ft. on center is required around the base of the signs. The landscape area must be a min. of 2 sq. ft. for each 1 sq. ft. of sign area.

(4) Post Sign. Post signs must comply with the standards provided in the table below.

Post Signs Standards

Standard	Requirements	
	Sign Area and Number of Signs	Sign Height
Residential/Business Sign District:	Max. 1 per residence and 1 per frontage for businesses; Max. 8 sq. ft.	Max. 4 ft. to the nearest grade
Business Sign District:	Max. 1 per frontage; Max. 24 sq. ft.	Max. 8 ft. to the nearest grade
Multi-Use Sign District:	Max. 1 per frontage; Max. 24 sq. ft.	Max. 8 ft. to the nearest grade
Open Space Sign District:	Max. 1 per frontage; Max. 12 sq. ft.	Max. 6 ft. to the nearest grade
Industrial Sign District:	Max. 1 per frontage; Max. 24 sq. ft.	Max. 6 ft. to the nearest grade
Institutional Use in All Districts:	Max. 1 per frontage; Max. 10 sq. ft.	Max. 6 ft. to the nearest grade
Sign Placement	Business, Industrial, Multi-Use and Open Space Sign District: Min. 5 ft. setback from property line. Residential and Residential/Business Sign District: Min. 10 ft. from property line. See also Section 6.2.3(A)(3).	
Illumination	Non-illuminated or externally illuminated. See Section 6.2.4C).	
Permitting	Sign Permit is required. See Section 6.2.2(A).	

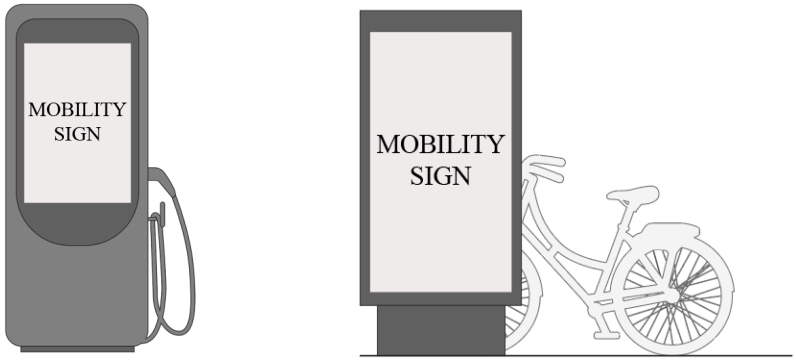
Post Signs Standards

This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

(5) Mobility Station Sign. Mobility Station signs must comply with the standards provided in the table below.

Mobility Station Sign Standards

Standard	Requirements
Number of Signs	Max. 1 per shared mobility docking station or electric vehicle charging station
Sign Area	21 sq. ft. display area per shared mobility docking station; 12 sq. ft. display area per electric vehicle charging station.
Station Height	Max. 8 ft. from nearest grade.
Illumination	Non-illuminated, internally illuminated, or externally illuminated only. See Section 6.2.4(C).
Permitting	Sign permit not required if above criteria are met.



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End Note:
In all districts, Mobility Station signs are not counted toward a building's maximum allowable signs. Solar panels used to provide power to a Mobility Station do not contribute to the overall sign area calculation or station height.

F. Billboards.

(1) No person, firm, association, or corporation shall erect, display or maintain a billboard, except those exempted by G.L. c. 93, § 30 and 32.

(2) No billboard shall be erected, displayed, or maintained in any block in which one-half of the buildings on both sides of the street are used exclusively for residential purposes; except that this provision shall not apply if the written consent of the owners of the majority of the frontages on both sides of the street in such block is first obtained and is filed with the Select Board or the Massachusetts Department of Transportation (MassDOT) Office of Outdoor Advertising, together with the application for a Permit for the billboard.

(3) Requirements for Billboards. Billboards are subject to the permit requirements established by the MassDOT Office of Outdoor Advertising. In addition, the following standards apply.

a) A maximum of one billboard is allowed per lot.
b) A billboard may not be located within 50 feet of any public right-of-way.
c) A billboard may not be located within 50 feet of another billboard, unless they are placed back-to-back billboards on the same structure.
d) A billboard may not be located in any Residential District or Planned Unit Development District unless specifically exempt by the applicable regulations of the MassDOT Office of Outdoor Advertising.
e) A billboard may not be located in any B or I District when:
    - On any block in which one-half or more of the buildings on both sides of the street are used partially or wholly for residential purposes;
    - On the premises of or within 300 feet of a district, site, building, structure or object which is listed in the National Register of Historic Places in accordance with P. L. 89 665, 805.915 (1966) as amended;
    - On the premises of or within 300 feet of any church, chapel, synagogue, school, public playground, hospital, municipal building (including without limitation town hall, fire and police stations and public library buildings, MBTA station), museum, public park or reservation, a permanently erected memorial to veterans or monument;
    - Within 200 feet of the 100-year flood line of the Alewife Brook, Mystic Lake, Mystic River, Mill Brook, Spy Pond or any wetlands shown on the floodplain and wetland overlay of the Zoning Map of the Town of Arlington;
    - Within a radius of 150 feet from the point where the centerlines of two or more public ways intersect;
    - Exceeding a height of 30 feet measured from the ground surface;
    - Upon the roof of any building;
    - Exceeding an area of 300 square feet or one-half square foot per foot of lot frontage or, in the case of wall signs, of one-sixth of the area of said wall, whichever is smaller;

- Containing a sign face with a vertical dimension more than 12 feet;
- Nearer than 100 feet to any public way, if within view of any portion of the same, if such billboard shall exceed a length of eight feet or a height of four feet;
- Nearer than 300 feet to any public way, if within view of any portion of the same, if such billboard shall exceed a length of 25 feet of a height of 12 feet; or
- In any event if such billboard shall exceed a length of 50 feet or a height of 12 feet; except that the Select Board may permit the erection of billboards which do not exceed 40 feet in length and 15 feet in height if not nearer than 300 feet to the boundary line of any public way.

(4) No billboard shall be erected, displayed or maintained without a license from the Select Board pursuant to the following provisions:

a) Upon receipt of an application for a permit to erect, display or maintain a billboard within the limits of the Town of Arlington has been received by it, the Select Board shall hold a public hearing on the said application in the Town, notice of which shall be given by posting the same in three or more public places in the Town at least one week before the date of the such hearing.

b) A written statement as to the decision of the Board results shall be forwarded to the applicant within 30 days from the date of notice of the Town that an application for a permit had been made. In the event of a disapproval of the such application, the Board shall provide reasons for the disapproval within 30 days from the date of notice of the Town that an application for such a permit had been made

(5) This Subsection shall not apply to billboards erected and maintained in conformity with law, which advertise or indicate either the person occupying the premises in question or the business transacted thereon, or advertising the property itself or any part thereof as for sale or to let and which contain no other advertising matter and provided further that this Bylaw shall not apply to billboards legally maintained, at the time of its approval by the Attorney-General, until one year from the first day of July following such approval.

6.2.6. **Standards for Portable Signs and Temporary Signs**

A. General to All. Portable and temporary signs are allowed only in compliance with the provisions of this Section.

(1) A temporary sign permit is required for the display of temporary wall banner signs. All portable signs may be installed without a temporary sign permit, except that A-frame and upright signs placed in the public right-of-way require a temporary sign permit.

(2) There is no limitation on the length of time that a portable sign may be displayed except as provided in Section 6.2.6(C).

(3) Portable signs must be placed in a manner allowing traffic visibility for street corners and driveways, in accordance with Section 6.2.3(A).

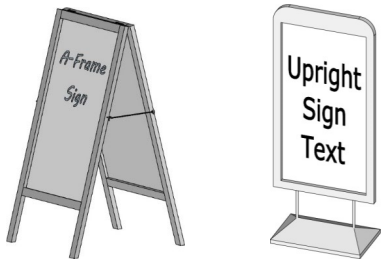
(4) Portable and temporary signs are not counted toward the total allowable sign area or number of permanent signs.

B. Standards for All Portable Signs and Temporary Signs. Portable and temporary signs are allowed in all zoning districts in compliance with the time, place, and manner restrictions provided in this Section.

Standards for All Portable Signs and Temporary Signs	
Applicable to All Districts	
Placement	Sign placement must not create a hazard for pedestrian or vehicular traffic and must allow for a 4-foot wide sidewalk to comply with the Americans with Disabilities Act.
Prohibited Elements	Illumination, including flashing, blinking, or rotating lights; animation; reflective materials; and attachments, including balloons, ribbons, loudspeakers, etc.
Design and Construction	Signs must be of sufficient weight and durability to withstand wind gusts, storms, etc., for the safety of pedestrians, bicyclists, and vehicles.
Permitting	See Section 6.2.2(B).
All Residential Sign Districts	
Allowed Sign Types	Yard Sign Types I and II; and Window Signs.
Total Sign Area	Max. 16 sq. ft. per lot; excludes the area of temporary window signs.
Number of Signs	Unlimited, except that the total sign area must not exceed 16 sq. ft.
All Non-Residential Sign Districts	
Allowed Sign Types	A-Frame or Upright Signs; Yard Sign Type I, II, and III; Wall Banners; and Window Signs.
Total Sign Area	Max. 24 sq. ft. per business; excludes the area of temporary wall banner signs and window signs.
Number of Signs	Unlimited, except that the total sign area must not exceed 24 sq. ft. per business.

C. Standards for Specific Portable and Temporary Sign Types. All portable and temporary sign types must comply with the standards provided in this Section. Portable and temporary sign types not included in this table are not allowed.

Standards for Specific Portable and Temporary Signs				
Sign Type	**Standard**			**Other Requirements**
	Max. Height	**Max. Width**	**Max. Area**	
Portable Signs [1]				
A-Frame or Upright Sign	4 ft.	3 ft.	12 sq. ft.	Max. One (1) A-Frame per business
Yard Sign Type I	4 ft.	2 ft.	3 sq. ft.	Sign must be installed securely in the ground.
Yard Sign Type II	6 ft.	2 ft.	4 sq. ft.	Sign must be installed securely in the ground.
Yard Sign Type III	6 ft.	8 ft.	32 sq. ft.	Sign must be installed securely in the ground.



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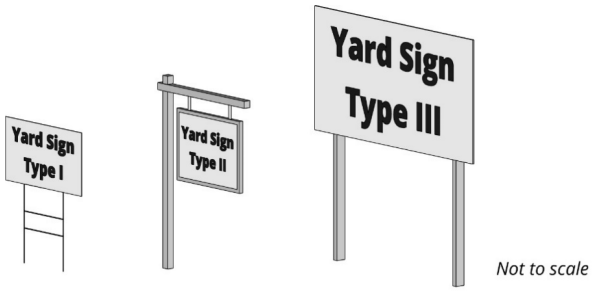

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Commented [KL8]: Limit businesses to use one A-frame at a time, to maintain clear sidewalks.

STANDARDS

Standards for Specific Portable and Temporary Signs				
Temporary Signs				
Wall Banner	-	-	32 sq. ft.	Signs must be mounted on a building wall or on T-posts or stakes installed 6 inches or less from the wall. Signs may only be displayed for a maximum of 60 calendar days per calendar year.
 This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.				
Window Sign	-	-	Max. 25% [2]	Signs may not be placed higher than 2nd story windows. Inside mounting required.
End Notes: [1] Other portable sign types may be allowed (e.g. fuel pump topper signs wraps around waste receptacles) provided the max. area limitation for all portable signs is not exceeded. [2] The total area of temporary and permanent window signs must not exceed 25% of the area of the window on which they are displayed.				

6.2.7. **Nonconforming Signs**

A. If at the effective date of February 14, 2019 any sign which is being used in a manner or for a purpose which is otherwise lawful but does not comply with the provisions of this Section 6.2, shall be deemed legal but nonconforming.

B. Nonconforming signs are required to be maintained in good condition in compliance with Section 6.2.4. Nothing in this Section affects an existing sign or the right to its continued use for the purpose used at the time this Section takes effect, nor to make any reasonable repairs or alterations.

C. A legal nonconforming sign that has been damaged or has deteriorated to such an extent that the cost of restoration would exceed 35percent of the replacement cost of the sign at the time of restoration, must be removed or repaired, rebuilt or replaced only in compliance with the provisions of this Section 6.2.

D. Removal of a nonconforming sign, or replacement of a nonconforming sign with a conforming sign, is required when the use of the sign and/or the property on which the sign is located has been abandoned, ceased operations, become vacant, or been unoccupied for a period of 180 consecutive days or more as long as the period of non-

TOWN OF ARLINGTON

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

Department of Planning and Community Development

Town Meeting 2026 Proposed Warrant Articles:
Additional Uses in Business Districts

To: Arlington Redevelopment Board
CC: Claire Ricker, Director of Planning and Community Development
From: Katie Luczai, Economic Development Coordinator
Date: January 8, 2026
RE: Additional Uses in Business Districts

After working with the Bylaw for the last two years, I would like to propose several changes based on my experience working with prospective businesses looking to establish their businesses in Arlington.

Proposed Warrant Article:
To see if the Town will vote to amend the Zoning Bylaw Section 2 Definitions and Section 5 District Regulations to allow additional business uses in business districts; or take any action related thereto.

1. Expand opportunities for entertainment and recreation (experience driven) businesses.
   Over the last several years, various businesses have expressed interest in opening for-profit, community-focused entertainment spaces in Arlington. Examples include indoor children's play areas and indoor golf simulators. Under current Town Bylaw definitions, these fall under "Enclosed entertainment and recreation facilities not conducted as a private for-profit business." Beyond the challenge of Arlington's limited commercial real estate market, these businesses face a regulatory hurdle: the requirement for a Special Permit. The relevant excerpt from the Town Bylaws is provided below.

Class of Use	B1	B2	B2A	B3	B4	B5
Commercial Entertainment, Amusement, Assembly Uses						
Enclosed entertainment and recreation facilities not conducted as a private for-profit business	SP	SP	SP	SP	SP	SP

The time and financial commitment required to obtain this approval has proven to be a barrier that has prevented Arlington's comparatively small vacant storefronts (on average under 2,000 sf) from being filled. To remove the barrier to entry and expand economic opportunity I propose amending the Section 5 District Regulations to the following for "Enclosed entertainment and recreation facilities not conducted as a private for-profit business".

Class of Use	B1	B2	B2A	B3	B4	B5
Commercial Entertainment, Amusement, Assembly Uses						
Enclosed entertainment and recreation facilities not conducted as a private for-profit business						
< 3,000 sq. ft. gross floor area		Y	Y	Y	Y	Y
=> 3,000 sq. ft. gross floor area		SP	SP	SP	SP	SP

2. Lower the barriers to entry for fitness and wellness focused businesses.
   Over the last several years an increasing number of fitness-driven businesses have sought to move to Arlington. Many of these establishments, with diverse business models, do not fit neatly into the definition of Health Club. The following is the definition under the Town Bylaw:

   Health Club : An establishment, operated for profit, providing space or facilities for physical exercise or for participating in sports activity.

   Under the Town Bylaw, Health Club is only allowed as allowed as an accessory use in Business Districts. To generate commerce and support small businesses, we have broadly applied the Zoning Bylaw to welcome a variety of fitness-based businesses into Town. To resolve this outstanding issue, I propose both amending the definition of Health Club and adding it as an approved use for Business Districts.

   Proposed amended definition:
   Health or Fitness Establishment: An establishment, providing space or facilities for physical exercise or **similar activities promoting physical wellness**

   To remove the barrier to entry and expand economic opportunity I propose adding to Section 5 District Regulations the following:

Class of Use	B1	B2	B2A	B3	B4	B5
Commercial Entertainment, Amusement, Assembly Uses						
Health or Fitness Establishment						
< 3,000 sq. ft. gross floor area		Y	Y	Y	Y	Y
=> 3,000 sq. ft.,		SP	SP	SP	SP	SP

3. Expand opportunities for day animal care.
   Over the last several years an increasing number of dog daycare centers have continued to seek commercial space in Arlington. Under the Bylaw, animal day care is only allowed in Industrial zoned areas. While businesses who seek to provide this service will still be required to comply with all other local and state regulations, I seek to remove the barrier to entry and expand the opportunity to provide this service by adding animal day care in Business Districts by Special Permit in most Business Districts and by right in B4 Vehicle Oriented Business Districts.

Class of Use	B1	B2	B2A	B3	B4	B5
Personal, Consumer, and Business Services						
Animal day care		SP	SP	SP	Y	SP

TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Arlington Redevelopment Board

From: Claire Ricker, AICP, Director, Planning and Community Development

Date: January 8, 2026

RE: Attorney General Comments on Accessory Dwelling Units (Article 25 from Town Meeting 2025)

On December 16, 2025, the Attorney General provided comments on the Accessory Dwelling Unit zoning bylaw amendments approved at Town Meeting 2025. While the AG's office did approve the amendments, there were extensive comments provided that may require further action. Staff intends to fully review these comments with Town Counsel prior to the next Redevelopment Board meeting on January 26. Please see attached comments.

ANDREA JOY CAMPBELL
ATTORNEY GENERAL

THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL
CENTRAL MASSACHUSETTS DIVISION
10 MECHANIC STREET, SUITE 301
WORCESTER, MA 01608

(508) 792-7600
(508) 795-1991 fax
www.mass.gov/ago

December 16, 2025

Juliana H. Brazile, Town Clerk
Town of Arlington
730 Mass Avenue
Arlington, MA 02476

RE: Arlington Annual Town Meeting of April 28, 2025 - Case # 11958
Warrant Articles # 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 39, and 43 (Zoning)
Warrant Articles # 6, 7, 8, 9, 10, 11, and 12 (General)

Dear Ms. Brazile:

Article 25 – Under Article 25, the Town amended its existing definitions of "Accessory Dwelling Unit (ADU)" and "Gross Floor Area" ("GFA") and its existing Section 5.10.2, "Accessory Dwelling Units," by deleting existing text and inserting new text to allow Protected Use ADUs as of right in compliance with G.L. c. 40A, § 3 and the implementing Regulations promulgated by the Executive Office of Housing and Livable Communities ("EOHLC"), 760 CMR 71.00, "Protected Use Accessory Dwelling Units" ("Regulations").[1]

We approve the changes to the definitions and to Section 5.10.2 because these amendments do not conflict with state law. See Amherst v. Attorney General, 398 Mass. 793, 795-96 (1986) (requiring inconsistency with state law or the Constitution for the Attorney General to disapprove a by-law). However, we offer comments for the Town's consideration regarding existing text in Section 5.10.2 that was not amended under Article 25 and is therefore not subject to our review and approval to ensure this existing text is applied consistent with G.L. c. 40A, § 3 and the Regulations.

I. Summary of Article 25

Under Article 25, the Town made specific changes to the definitions of ADU and GFA shown in strikethrough for deleted text and underline for new text. In addition, the Town made

[1] In a decision issued on September 23, 2025, we approved Articles 6, 7, 8, 9, 10, 11, and 12 and by agreement with Town Counsel pursuant G.L. c. 40, § 32 we extended our deadline for Articles 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 39, and 43 for thirty days until October 23, 2025. On October 2, 2025, we approved Articles 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 43. On October 23, 2025, we approved Article 39 and extended our deadline for Article 25 for an additional and final 60-days until December 22, 2025.

specific changes to Section 5.10.2, "Accessory Dwelling Units," show in strikethrough for deleted text and underline for new text. As amended, Section 5.10.2 allows ADU accessory to a principal dwelling in residential districts and as an accessory to single-family, two-family, and duplexes in any business district. Section 5.10.2 allows a second ADU on a lot by special permit. Section 5.10.2 also imposes additional use and design requirements on ADUs.

II. Attorney General's Standard of Review of Zoning By-laws

Our review of Article 25 is governed by G.L. c. 40, § 32. Under G.L. c. 40, § 32, the Attorney General has a "limited power of disapproval," and "[i]t is fundamental that every presumption is to be made in favor of the validity of municipal by-laws." Amherst, 398 Mass. at 795-96. The Attorney General does not review the policy arguments for or against the enactment. Id. at 798-99 ("Neither we nor the Attorney General may comment on the wisdom of the town's by-law.") "As a general proposition the cases dealing with the repugnancy or inconsistency of local regulations with State statutes have given considerable latitude to municipalities, requiring a sharp conflict between the local and State provisions before the local regulation has been held invalid." Bloom v. Worcester, 363 Mass. 136, 154 (1973).

Article 25, as an amendment to the Town's zoning by-laws, must be given deference. W.R. Grace & Co. v. Cambridge City Council, 56 Mass. App. Ct. 559, 566 (2002) ("With respect to the exercise of their powers under the Zoning Act, we accord municipalities deference as to their legislative choices and their exercise of discretion regarding zoning orders."). When reviewing zoning by-laws for consistency with the Constitution or laws of the Commonwealth, the Attorney General's standard of review is equivalent to that of a court. "[T]he proper focus of review of a zoning enactment is whether it violates State law or constitutional provisions, is arbitrary or unreasonable, or is substantially unrelated to the public health, safety or general welfare." Durand v. IDC Bellingham, LLC, 440 Mass. 45, 57 (2003). "If the reasonableness of a zoning bylaw is even 'fairly debatable, the judgment of the local legislative body responsible for the enactment must be sustained.'" Id. at 51 (quoting Crall v. City of Leominster, 362 Mass. 95, 101 (1972)). However, a municipality has no power to adopt a zoning by-law that is "inconsistent with the constitution or laws enacted by the [Legislature]." Home Rule Amendment, Mass. Const. amend. art. 2, § 6.

III. Summary of Recent Legislative Changes Regarding ADUs

On August 6, 2024, Governor Healey signed into law the "Affordable Homes Act," Chapter 150 of the Acts of 2024 (the "Act"). The Act includes amendments to the State's Zoning Act, G.L. c. 40A, to establish ADUs as a protected use subject to limited local regulation including amending G.L. c. 40A, § 1A to add a new definition for the term "Accessory dwelling unit" and amending G.L. c. 40A, § 3 (regarding subjects that enjoy protections from local zoning requirements, referred to as the "Dover Amendment"), to add a new paragraph that restricts a zoning by-law from prohibiting, unreasonably regulating or requiring a special permit or other discretionary zoning approval for the use of land or structures for a single ADU. The amendment to G.L. c. 40A, § 3, to include ADUs means that ADUs are now entitled to statutory protections from local zoning requirements.

On January 31, 2025, the EOHLC promulgated regulations for the implementation of the legislative changes regarding ADUs. See 760 CMR 71.00, "Protected Use Accessory Dwelling Units."[2] The Regulations define key terms and prohibit certain "Use and Occupancy Restrictions" defined in Section 71.02 as follows:

> Use and Occupancy Restrictions. A Zoning restriction, Municipal regulation, covenant, agreement, or a condition in a deed, zoning approval or other requirement imposed by the Municipality that limits the current, or future, use or occupancy of a Protected Use ADU to individuals or households based upon the characteristics of, or relations between, the occupant, such as but not limited to, income, age, familial relationship, enrollment in an educational institution, or that limits the number of occupants beyond what is required by applicable state code.

While a municipality may reasonably regulate a Protected Use ADU in the manner authorized by 760 CMR 71.00, such regulation cannot prohibit, require a special permit or other discretionary zoning approval for, or impose a "Prohibited Regulation"[3] or an "Unreasonable Regulation" on, a Protected Use ADU. See 760 CMR 71.03, "Regulation of Protected Use ADUs in Single-Family Residential Zoning Districts."[4] Moreover, Section 71.03 (3)(a) provides that while a town may reasonably regulate and restrict Protected Use ADUs, certain restrictions or regulations "shall be unreasonable" in certain circumstances.[5] In addition, while municipalities

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[2] See the following resources for additional guidance on regulating ADUs: (1) EOHLC's ADU FAQ section (https://www.mass.gov/info-details/accessory-dwelling-unit-adu-faqs\) (2) Massachusetts Department of Environmental Protection's Guidance on Title 5 requirements for ADUs (https://www.mass.gov/doc/guidance-on-title-5-310-cmr-15000-compliance-for-accessory-dwelling-units/download); and https://www.mass.gov/doc/frequently-asked-questions-faq-related-to-guidance-on-title-5-310-cmr-15000-compliance-for-accessory-dwelling-units/download; and (3) MassGIS Addressing Guidance regarding address assignments for ADUs (https://www.mass.gov/info-details/massgis-addressing-guidance-for-accessory-dwelling-units-adus).

[3] 760 CMR 71.03 prohibits a municipality from subjecting the use of land or structures on a lot for a Protected Use ADU to any of the following: (1) owner-occupancy requirements; (2) minimum parking requirements as provided in Section 71.03; (3) use and occupancy restrictions; (4) unit caps and density limitations; or (5) a requirement that the Protected Use ADU be attached or detached to the Principal Dwelling.

[4] For example, a design standard that is not applied to a Single-Family Residential Dwelling in the Single-Family Residential Zoning District in which the Protected Use ADU is located or is so "restrictive, excessively, burdensome, or arbitrary that it prohibits, renders infeasible, or unreasonably increases the costs of the use or construction of a Protected Use ADU" would be deemed an unreasonable regulation. See 760 CMR 71.03 (3)(b).

[5] Section 71.03 (3)(a) provides that while a town may reasonably regulate and restrict Protected Use ADUs, a restriction or regulation imposed "shall be unreasonable" if the regulation or restriction, when applicable to a Protected Use ADU: (1) does not serve a legitimate Municipal interest sought to be achieved by local Zoning; (2) serves a legitimate Municipal interest sought to be achieved by local Zoning but its application to a Protected Use ADU does not rationally relate to the legitimate Municipal interest; or (3) serves a legitimate Municipal interest sought to be achieved by local Zoning and its application to a Protected Use ADU rationally relates to the interest, but compliance with the regulation or restriction will: (a) result in complete nullification of the use or development of a Protected Use ADU; (b) impose excessive costs on

may impose dimensional requirements related to setbacks, lot coverage, open space, bulk and height and number of stories (but not minimum lot size), such requirements may not be "more restrictive than is required for the Principal Dwelling, or a Single-Family Residential Dwelling or accessory structure in the Zoning District in which the Protected Use ADU is located, whichever results in more permissive regulation…" 760 CMR 71.03 (3)(b)(2). Towns may also impose site plan review of a Protected Use ADU, but the Regulations requires the site plan review to be clear and objective and prohibits the site plan review authority from imposing terms or conditions that "are unreasonable or inconsistent with an as-of-right process as defined in M.G.L. c. 40A, § 1A." 760 CMR 71.03 (3)(b)(5).

We incorporate by reference our more extensive comments regarding these recent statutory and regulatory changes related to ADUs in our decision to the Town of East Bridgewater, issued on April 14, 2025 in Case # 11579.[6] Against the backdrop of these statutory and regulatory parameters regarding Protected Use ADUs, we review the zoning amendments adopted under Article 25.

IV. The Approved and Existing ADU Requirements Must be Applied Consistent with G.L. c. 40A, § 3 and 760 CMR 71.00

A. Section 2's Definition of "Gross Floor Area"

Section 2 defines "Gross Floor Area" as follows (deleted text in strikethrough and new text in underline):

> Gross Floor Area The sum of the horizontal areas of all stories of a building or buildings on a lot, measured from the ~~exterior~~ interior face or exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall as regulated under Section 5.3.22.

We approve the changes to the definition of GFA because as applied to the entire zoning by-law, the changes do not conflict with state law. However, to the extent that this definition of GFA is applicable to an ADU allowed as of right, the Town must ensure that the definition is applied in a manner consistent with G.L. c. 40A, § 3 and the Regulations, as explained below.

General Laws Chapter 40A, Section 3 and the Regulations require municipalities to allow ADUs as of right up to half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller. See 760 CMR § 71.02's definitions of "Accessory Dwelling Unit (ADU)" (defining the size of an ADU as no "larger in gross floor area than one-half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.") and "Protected Use ADU"

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the use or development of a Protected Use ADU without significantly advancing the Municipality's legitimate interest; or (c) substantially diminish or interfere with the use or development of a Protected Use ADU without appreciably advancing the Municipality's legitimate interest.

[6] This decision, as well as other re24cent ADU decisions, can be found on the Municipal Law Unit's website at www.mass.gov/ago/munilaw (decision look up link) and then search by the topic pull down menu for the topic "ADUS."

(defining a "Protected Use ADU" as "[a]n attached or detached ADU that is located, or is proposed to be located, on a Lot in a Single-Family Residential Zoning District."). The Regulations define "Gross Floor Area" as follows:

> The sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the centerline of walls separating buildings or dwelling units but excluding crawl spaces, garage parking areas, attics, enclosed porches and similar spaces. Where there are multiple Principal Dwellings on the Lot, the GFA of the largest Principal Dwelling shall be used for determining the maximum size of a Protected Use ADU.

The Town's zoning by-law's definition of GFA applies to all of its zoning by-laws and not just to ADU. However, as applied to an ADU, the definition of GFA does not match the definition provided in the Regulations. By defining "Gross Floor Area" differently than the Regulations, the by-law limits the size of an ADU than otherwise allowed as of right under G.L. c. 40A, §§ 1A and 3. We suggest that the Town discuss the definition of GFA with Town Counsel and apply it consistent with the protections given to ADU under G.L. c. 40A, § 3 and the Regulations.

B. Section 5.10.2 (B) (1) (e)'s Dimensional Requirements

As amended, Section 5.10.2 (B) (1) (e) allows ADUs in pertinent part as follows (with new text in underline and deleted text in strikethrough):

> An accessory dwelling may be located in . . . (iii) an accessory building that conforms to the setback requirements of this Bylaw for accessory structures in the district in which it is located. . . . If an accessory building is located within ~~6 feet of a lot line~~ the setback, then such accessory dwelling unit shall be allowed only if the ~~Board of Appeals~~ applicable Special Permit Granting Authority, acting pursuant to Section 3.3, grants a ~~s~~Special ~~p~~Permit upon its finding that the ~~creation~~ location of such accessory dwelling unit is not substantially more detrimental to the neighborhood or the town than the use of such accessory building as a private garage or other allowed use.

As amended Section 5.10.2 (B) (1) (e) allows ADUs located in accessory buildings that conform to the setback requirements for accessory structures in the districts where it is located. The existing text also allows ADUs in accessory buildings within the setback by special permit. We approve the specific amendments to Section 5.10.2 (B) (1) (e) because they do not conflict with state law. However, the Town must ensure these provisions are applied consistent with the statutory protections for ADUs and the Regulations.

First, the Regulations, 760 CMR 71.03 (3)(b)(2), "Regulation of Protected Use ADUs in Single-family Residential Zoning Districts;" "Dimensional Standards," that requires the Town to apply the most permissive dimensional standard, in relevant part as follows, with emphasis added:

> (b) Municipality shall apply the analysis articulated in 760 CMR 71.03 (3)(a) to establish and apply reasonable Zoning or general…by-laws, or Municipal regulations for Protected Use ADUs, but in no case shall a restriction or regulation be found reasonable where it

> exceeds the limitations, or is inconsistent with provisions, described below, as applicable:…(2) Dimensional Standards. Any requirement concerning dimensional standards, such as dimensional setbacks, lot coverage, open space, bulk and height, and number of stories, that are more restrictive than is required for the Principal Dwelling, or a Single-family Residential Dwelling or accessory structure in the Zoning District in which the Protected Use ADU is located, whichever results in more permissive regulation, provided that a Municipality may not require a minimum Lot size for a Protected Use ADU.

The Town should be mindful that 760 CMR 71.03 (b)(2)(a) prohibits towns from imposing dimensional requirements, such as setbacks, lot coverage, open space, bulk and height, and number of stories that are more restrictive than required for the Principal Dwelling, Single-Family Dwelling (as defined in 760 CMR 71.02) or other accessory structure in the zoning district where the Protected Use ADU is located, whichever is most permissive. The Town must ensure that it applies dimensional requirements that are no more restrictive than those required for a Principal Dwelling, Single Family Dwelling or other accessory structure (as defined in 760 CMR 71.02) in the zoning district where the ADU is located, whichever is more permissive.

Second, the existing text of Section 5.10.2 (B) (1) (e) requires a special permit for an ADU in an accessory building located within the setback. If this text was before us, we would disapprove it because it conflicts with G.L. c. 40A, § 3 and the Regulations, 760 CMR 71.00 that prohibit the imposition of a special permit requirement (except in limited situations not relevant here)[7] for an ADU, as explained in more detail below in relevant part as follows:

> No zoning…by-law shall prohibit, unreasonably restrict or require a special permit or other discretionary zoning approval for the use of land or structures for a single accessory dwelling unit, or the rental thereof, in a single-family residential zoning district; provided, that the use of land or structures for such accessory dwelling unit under this paragraph may be subject to reasonable regulations…

In addition, 760 CMR 71.03 (1) prohibits a special permit requirement for the use of land or structures for a Protected Use ADU as follows:

> Municipalities shall not prohibit, impose a Prohibited Regulation, or Unreasonable Regulation, or except as provided under 760 CMR 71.03 (5) and 760 CMR 71.03 (c), require a special permit, wavier, variance or other zoning relief or discretionary zoning approval for the use of land or structures for a Protected use ADU, including the rental thereof, in a Single-family Residential Zoning District; provided that Municipalities may reasonably regulate a Protected Use ADU, subject to the limitations under 760 CMR 71.00.

[7] The Regulations include only two instances when the Town may require a special permit for an ADU. First, notwithstanding 760 CMR 71.03 (1)'s prohibition on special permits for ADUs, 760 CMR 71.03 (5) requires a municipality that "chooses to allow additional ADUs on the same [l]ot as a Protected use ADU in a Single-family Residential Zoning District," to allow the additional ADUs by special permit. Second, 760 CMR 71.03 (6) allows a Town to require a special permit "for development of a Protected Use ADU in a floodplain or aquifer protection overlay if required for the Principal Dwelling, provided that the Special Permit is based on clear, objective, and non-discretionary criteria." Neither of these exceptions authorize the last paragraph of Section 4.2.2.2's special permit requirement.

It appears that the existing text in Section 5.10.2 (B) (1) (e) would require a special permit for an ADU in a pre-existing non-conforming accessory building located within the setback. It appears this text intends to address G.L. c. 40A, § 6's requirements for nonconforming structures and lots, that provides in pertinent part as follows:

> Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority or by the special permit granting authority designated by ordinance or by-law that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.

Although the existing text in Section 5.10. 2 (B) (1) (e) requires a special permit, we remind the Town that G.L. c. 40A, § 3 prohibits the imposition of a special permit requirement in this situation. Moreover, G.L. c. 40A, § 6's requirements for pre-existing nonconforming structures and lots does not *require* a special permit and instead allows a "finding." Consistent with G.L. c. 40A, 3 and the Regulations, the Attorney General has consistently disapproved by-law provisions that impose a special permit requirement in relation to an ADU on or in a pre-existing non-conforming lot or structure but have approved provisions that require a finding under G.L. c. 40A, 6. See, e.g., decision to the Towns of Monson (issued May 12, 2025 in Case #11600) and Rockport (issued October 23, 2025 in Case # 11744) disapproving a special permit requirement; and decisions to the Towns of Medfield (issued August 26, 2025 in Case # 11853) and Duxbury (issued November 12, 2025 in Case # 11967) approving a finding requirement. Therefore, we strongly suggest that the Town discuss the existing text in Section 5.10.2 (B) (1) (e) requiring a special permit to allow ADUs on pre-existing nonconforming lots with Town Counsel and apply it consistent with G.L. 40A, § 3 and 760 CMR 71.03 (1).[8]

[8] We note that G.L. c. 40A, § 6 does not *require* a special permit process and instead authorizes the Town to make a "finding." In limited circumstances, it may be appropriate for the Town to require a Section 6 finding for an ADU associated with a nonconforming structure or lot. See Petrucci v. Bd. of Appeals of Westwood, 45 Mass. App. Ct. 818 (1998) (no Section 6 "finding" required where applicant successfully demonstrated the unreasonableness of the application of the dimensional requirements to the structure . . ."). In circumstances where the regulations creating the increased nonconformity can lawfully be applied to the ADU, the Town may require that the applicant demonstrate that the altered structure use will not be substantially more detrimental to the neighborhood than the existing structure so long as the town applies objective, nondiscretionary criteria and no special permit is required. However, changing the use of a nonconforming structure to an ADU use, a statutorily protected use, cannot trigger scrutiny of the impact on a neighborhood because the ADU is a protected use and cannot be denied. Moreover, a Protected Use ADU is not "nonconforming" to any zoning rule that cannot lawfully be applied to it under the ADU statute and regulations. See Watros v. Greater Lynn Mental Health and Retardation Ass'n, Inc., 421 Mass. 106, 115 (1995); see also Ellsworth vs. Mansfield, Case No. 08 MISC 382311, 2011 WL 3198174, at *4 (Mass. Land Ct. July 25, 2011) (no Section 6 finding required for Dover-protected educational use because "effectively, G.L. c. 40A, § 3 removes the non-conformity (the lack of frontage) because it would not be a 'reasonable regulation' of the proposed school in these circumstances"). As a result, construction or alteration of a structure for an ADU will not increase a nonconformity unless the nonconformity is created by regulations that can reasonably be applied to the ADU. We strongly suggest that the Town discuss this issue with Town Counsel.

C. Section 5.10.2 (B) (4)'s Ownership Requirement

Section 5.10.2 (B) (4) provides that the ADU shall not be owned separately from the principal dwelling Although the Regulations prohibit a municipality from imposing "owner-occupancy" requirements on either the ADU or the principal dwelling, the Regulations are silent on the issue of whether the ADU and the principal dwelling must remain in single ownership. In addition, both the statute and 760 CMR 71.02's definition of ADU authorize a municipality to impose "additional restrictions" on an ADU. Based upon our standard of review, we cannot conclude that Section 5.10.2 (B) (4) is in conflict with state law.

In reviewing this provision, we have considered the question whether the by-law's requirement that the ADU not be separated or conveyed from the principal dwelling amounts to an unlawful exercise of the Town's zoning power because it is based on ownership and not use. "A fundamental principle of zoning [is that] it deals basically with the use, without regard to the ownership, of the property involved or who may be the operator of the use." CHR Gen., Inc. v. City of Newton, 387 Mass. 351, 356, (1982) (internal quotations and citations omitted). In some instances, therefore, municipal condominium bans have been deemed unlawful. Id. at 356-58 (ordinance regulating conversion of residential units to condominiums was invalid regulation based on ownership because "a building composed [of] condominium units does not 'use' the land it sits upon any differently than an identical building containing rental units."); see also Bannerman v. City of Fall River, 391 Mass. 328 (1984) (city not authorized to adopt condominium ban pursuant to municipal powers to operate water/sewer, regulate traffic, or supervise public health).

It appears that Section 5.10.2 (B) (4)'s provisions are not intended to restrict who can own the ADU but is instead targeted at ensuring that the ADU remains an accessory use to the principal dwelling. Use, but not ownership, may be regulated through zoning. Goldman v. Town of Dennis, 375 Mass. 197, 199 (1978); Gamsey v. Bldg. Inspector of Chatham, 28 Mass. App. Ct. 614 (1990). Thus, "[a]lthough the limitation is phrased in terms of the type of ownership," we cannot conclude that this provision conflicts with the Town's zoning power. Goldman, 375 Mass. at 199.

For these reasons, and based upon our standard of review, we cannot determine that Section 510.2 (B) (4)'s ownership provisions are in conflict with the Regulations or are an unreasonable regulation under 760 CMR 71.03 (3). However, the Town should be prepared to satisfy the requirements of 760 CMR 71.03 (3) if this provision, as applied to a particular person, is challenged in the Court as unreasonable. The Town should consult closer with Town Counsel on this issue.

V. Conclusion

We approve the specific by-law changes adopted under Article 25 because the changes do not conflict with state law. However, the Town should consult closely with Town Counsel when applying the approved text as well as the existing provisions to ensure they are applied consistent with G.L. c. 40A, § 3 and 760 CMR 71.00. If the provisions adopted under Article 25 or the existing text are used to deny a Protected Use ADU, or otherwise applied in ways that constitute an unreasonable regulation in conflict with 760 CMR 71.03 (3), such application would violate

G.L. c. 40A, § 3 and the Regulations. The Town should consult with Town Counsel and EOHLC to ensure that the approved by-law provisions are applied consistent with G.L. c. 40A, § 3 and the Regulations, as discussed herein.

Finally, we remind the Town of the requirements of 760 CMR 71.04, "Data Collection," that requires municipalities to maintain certain records, as follows:

> Municipalities shall keep a record of each ADU permit applied for, approved, denied, and issued a certificate of occupancy, with information about the address, square footage, type (attached, detached, or internal), estimated value of construction, and whether the unit required any variances or a Special Permit. Municipalities shall make this record available to EOHLC upon request.

The Town should consult with Town Counsel or EOHLC with any questions about complying with Section 71.04.

Note: Pursuant to G.L. c. 40, § 32, neither general nor zoning by-laws take effect unless the Town has first satisfied the posting/publishing requirements of that statute.

Very truly yours,

ANDREA JOY CAMPBELL
ATTORNEY GENERAL
Kelli E. Gunagan
By: Kelli E. Gunagan
Assistant Attorney General
Director, Municipal Law Unit
10 Mechanic Street, Suite 301
Worcester, MA 01608
(774) 214-4406

cc: Town Counsel Michael Cunningham

Correspondence

Summary:
126 Broadway:

- J. Cullinane, 11/17/25
- R. Peterson, 11/17/25
- M. Popova, 11/17/25
- J. Cullinane, 11/20/25
- C. Valentine, 11/20/25

Affordable Housing Overlay District:

- M. Marx, 12/12/25
- L. Englisher, 12/22/25

ATTACHMENTS:

	Type	File Name	Description
🗋	Correspondence	126_Broadway_-_11172025_-_Cullinane__J.pdf	126 Broadway - Cullinane, J - 11-17-25
🗋	Correspondence	126_Broadway_-_11172025_-_Peterson__R.pdf	126 Broadway - Peterson, R - 11-17-25
🗋	Correspondence	126_Broadway_-_11172025_-_Popova__M.pdf	126 Broadway - Popova, M - 11-17-25
🗋	Correspondence	126_Broadway_-_11202025_-_Valentine__C.pdf	126 Broadway - Valentine, C - 11-20-25
🗋	Correspondence	AHOD_-_12122025_-_Marx__M.pdf	AHOD - Marx, M - 12-12-25
🗋	Correspondence	AHOD_-_12222025_-_Englisher__L.pdf	AHOD - Englisher, L - 12-22-25

From: Joanne Cullinane
Sent: Monday, November 17, 2025 3:35 PM
To: Diane Mahon; Jane Morgan; John Hurd; Stephen DeCourcey; Eric Helmuth; Ashley Maher; Jim Feeney; Claire Ricker; Jennifer Joslyn-Siemiatkoski; Kin Lau; Stephen Revilak; Eugene Benson; Shaina Korman-Houston; Rachel Zsembery
Subject: Addition to Corresponce re: 126 Broadway

Please accept these additional signatures and comments, recently added to the Letter requesting that we uphold the affordability thresholds in our bylaws for bonus floors - at 126 Broadway and in all MBTA-C act projects going forward:

*Kelly Mulligan	90 Everett St #1 Arlington 02474
James Chalapatas	172 Overlook Road Arlington Ma
Fusun Yaman Siri- **TMM**	235 Ridge St Arlington
Evren Sirin	235 Ridge St
Margaret Mitropoulos	15 Jean bird.
Sally Demopoulos	38 school street
Laura Bickmeier	18 Peck Ave
*Samantha Doucet	70 Everett St
Gina Duddy	20 Fountain Rd
Pamela Rosenthal	346 Gray Street
Charles Chamallas	41 Candia Street
Robin Lemp	61 Richfield Road, Arlington, MA 02474
Gregory Wong	22 university rd
Michele Lee DeFilippo	30 Lansdowne Rd.
Cameron Desmond	31 Radcliffe Road, Arlington, MA 02474
*James Brooks	98 Oxford St, Arlington MA 02474
Nadine Lombard	62 Dickson Avenue, Arlington, MS
Leon Lombard, Jr.	62 Dickson Ave., Arlington, MA

Comments:

I was also distressed to learn that a zero-setback has been requested, even though the “commercial area” that qualifies for this bonus appears to be mostly parking and trash space. This is not what Arlington should look like.
Follow the MBTA overlay law as voted.
It is very important to hold the bylaws, they are not optional.
Please do not vote for a bonus fifth floor.
Many issues with this location. If moving forward, no compromise on affordable units please.

From: Rebecca Peterson
Sent: Monday, November 17, 2025 7:04 PM
To: Eugene Benson; Kin Lau; Rachel Zsembery; Shaina Korman-Houston; Stephen Revilak ; Claire Ricker
Subject: Re: 126 Broadway project

Dear ARB:

I would like to reiterate my stance as being against the current state of this proposal.

1. The requirement is that at least 60% of the ground floor be commercial, and a parking garage decidedly does not meet those requirements.

2. Zero-setback buildings of 5 stories do not create inviting, walkable streets for pedestrians and they are a negative for streetscapes in general. If this is not evident, please see the buildings next to and across from the high school as examples of how the “commercial space” loophole is failing Arlington.

3. It’s not reasonable under any interpretation of our bylaws to allow exemptions and variances of this magnitude.

Thank you,
Rebecca Peterson

From: Marina Popova
Sent: Monday, November 17, 2025 3:29 PM
To: Rachel Zsembery
Cc: Jennifer Joslyn-Siemiatkoski
Subject: Re: please do not grant a zero-setback bonus for the 126 Broadway

Hi, Rachel,
Thank you!

Please also add these Arlington Residents that requested to have their names added as undersigned to my letter too:

- Carol Luddecke, Precinct 16
- Luchy Roa, Precinct 12
- Michele Nathan, Precinct 11
- Jennifer Cutraro, Precinct 11

Thank you!
Marina Popova

From: Carla Paynter Valentine
Sent: Thursday, November 20, 2025 2:57 PM
To: Claire Ricker
Subject: Hi- Wanting to learn more about Bylaws please

Dear Arlington Redevelopment Board,

I hope this message finds you well.

I have been an Arlington resident for 15 years now, my young child goes to school in town, and we would like to remain living here for as long as possible.

I learned recently that the Arlington Redevelopment Board is trying to put through a five story building (where a two story is currently) on 126 Broadway street. Bylaws state that "at least 22.5%" of all units must be affordable. That would mean 4 out of 14 units in this building would need to be affordable. Currently the board is trying to squeeze this project through with only 3 units of affordable housing?

I have some questions about this please:
What definition of "affordable" is the board using?
Why do the bylaws **only** require 22.5% affordable housing?
Why would the board try to cut crucial corners in the % of already limited affordable housing?
Why is the board considering a 5 story building where a 2 story is? (taking into account green space, quality of life, drastically altering the landscape)

Let's use a building that was just put up as a case in point exercise:
80 Broadway
According to apartments.com- the price is $5,500 for a 2 bedroom (what???)
Who can afford this?
And this drives costs up for the rest of us struggling to be able to afford to live here.
And the first floor is used as a gym for the renters??? (what???)
How are we allowing these luxuries when so many in Massachusetts are homeless or struggling to pay their rent and mortgage?

Big picture:
What kind of town do we want Arlington to become?
I want Arlignton to be a town that is thoughtful and responsible with their redevelopment projects, considering affordability, green space, aesthetics, and quality of life (once a building goes up, it stays there).
I want Arlington to be a town that is affordable for low to moderate income earners and the middle class.

Conclusion: the 126 Broadway development idea will **gentrify** the area not revitalize the area. The area is already very vital.
And who is benefiting long-term?

Thanks for reading and for your service to our community,
Carla

From: Melleta Marx
Sent: Friday, December 12, 2025 2:14 PM
To: Claire Ricker; Rachel Zsembery
Subject: AHOD Committee Proposal

Hi Rachel & Claire,

I am a long time Arlington resident and home owner for over 20 years. Some of the most recent proposals the AHOD Committee will be presenting on Monday are deeply concerning to me and many others in Arlington.

It seems, despite the fact Article 40, which aimed to get rid of single family zoning all together in Arlington, was voted down in the last town meeting, they continue to plan overlays that would essentially have the same effect. Changing the zoning in Arlington without going through the proper procedure of having a town-wide vote.

Although I realize there is a desire to create more affordable housing in Arlington, allowing such developments in the entire town will completely change the character of the town and will not necessarily address the issue of affordable housing. And it will only add to the challenges the town is already having with parking, services and schools in a community where we are already having overrides every year just to keep up with the current population needs.

Specifically:

- Relaxed spacing / setback requirements - Having 4 story buildings in residential neighborhoods and 7 story buildings in CAH overlay districts with little or no setbacks will completely change the character of our town from a town to a city. Also, it is unclear how building these large structures with a small percentage of affordable units is helping with affordability as other units in these buildings are being sold at premium and driving prices up in Arlington generally.
- Parking - Parking requirements with just 1 space per 2 units (how does that even work?) is not realistic. Most families will have 1-2 cars and, with already extremely limited street parking in Arlington, this will become a nightmare for parking in Arlington discouraging people from patronizing our businesses or being able to park near their homes.
- No requirement for minimum open or green space limits will further deforest Arlington and create an ugly, concrete landscape.
- 100% Affordable - It is a nice idea to have the units 100% affordable, however, this seems unrealistic at best. It is unlikely any developer would want to invest in such a property so does it then just become public housing? How is this funded? How will large new affordable housing projects impact our schools and public services? We already pay extremely high taxes in Arlington and this will just further burden the town without compensating tax revenues.

Please do not approve these proposals. If passed, they will irreversibly impact Arlington’s landscape and economy in a direction that is unsustainable.

Thank you for your consideration.
Sincerely,
Melleta Marx

From: Larry Englisher
Sent: Monday, December 22, 2025 4:19 PM
To: Sarah Suarez; Claire Ricker
Subject: AHOD Draft Map

Dear Ms. Ricker and Ms. Suarez:

I am writing to oppose the inclusion of two parcels in the draft proposed Affordable Housing Overlay District which would allow multifamily housing as-of-right (with no required public hearing process).

The first parcel is the Winchester Country Club parcel bounded by Hutchinson Road, the Winchester Town Line, Route 3, and Winchester Road (identified as #468 on your draft parcel map). This is a very large parcel of land which is currently mostly green open space. The town has few such large green spaces. Clearly any development of this space should it be converted from its current use would have a huge impact. For this reason, any development should be subject to close scrutiny by the Town and enable comments from the public through a hearing process. (I believe the area is currently zoned R-0 and legally it may not be possible to restrict it further.) Furthermore, much of this parcel seems inappropriate for multifamily affordable housing, because except for the portion immediately adjacent to Mystic Street (Route 3), the parcel is not accessible to public transportation of any kind. This section of Mystic Street 3 is served relatively infrequently (20 minutes in rush hour, hourly non rush hour) by MBTA Bus route 350 which connects with Alewife Station via a long circuitous route.

The second parcel is the lot on Washington Street at Mountain Avenue (#307 on the map) adjacent to or including the National Grid gas facility. This rather small lot seems inappropriate for development of multifamily housing of any kind particularly due to its proximity to the gas facility. Furthermore the parcel is located at the remote end of a very infrequent MBTA bus route (#67). The bus runs 6am to 8pm weekdays every 30-50 minutes. Note also that the MBTA stop at this location shown on your map has been removed. This bus route meanders on a slow route to Alewife Station and due to its low frequency is virtually unusable. During snow days, the route doesn't operate on Washington Street at all leaving this area unserved. There are no services of any kind within walking distance of this location which is at the top of a steep hill. Currently this parcel consists of a green space.

I understand the need for more affordable housing and I believe there are locations that make sense to encourage such development, but I do not think these parcels are appropriate. I urge you to delete these parcels from the draft proposal.

Yours truly,

Larry Englisher
6 Lantern Ln
Arlington MA 02474